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FINAL REPORT

CERES CITYWIDE FISCAL IMPACT ANALYSIS

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Prepared for:

The City of Ceres

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PREFACE

Economic & Planning Systems (EPS) originally prepared for the City of Ceres a January 19, 1999 *Administrative Draft Report Ceres Citywide Fiscal Impact Analysis*. The Final Report dated July 14, 2000 is the same as the Administrative Draft Report except for the addition of this Preface describing actions that have occurred since the release of the Administrative Draft Report and identification of the Report as final rather than draft.

The *Ceres Citywide Fiscal Impact Analysis* report identifies the fiscal impact to the City of new residential development and identifies additional service levels and methods by which to fund the existing and additional services citywide. City Staff and City Council held several meetings regarding fiscal and service levels issues discussed in the Administrative Draft Report. This Preface outlines the decisions adopted by the City Council regarding service levels and mitigation of the associated fiscal impacts.

On January 24, 2000, the City Council selected the targeted level of additional services. Described in the following section are the service levels selected.

On May 22, 2000, the City Council directed staff to prepare an Ordinance requiring that a Mello-Roos Community Facilities District (CFD) be formed to collect a \$201 annual special tax per unit with a built in cost of living escalator.

DISCUSSION ON ADDITIONAL SERVICE LEVELS

On November 22, 1999 the City Council endorsed the results of the Administrative Draft Report that indicated that new development had an annual operating deficit of \$78 per unit with the City providing the current level of services. Further, the Council endorsed additional services that would provide for two additional fire stations at two persons per engine, increased community/recreation services including a recreation director, and maintenance workers for maintaining the facilities and parks and grounds. This enhanced level of service created an additional annual operating deficit per new residential unit of \$147. The additional levels of service created an additional cost to existing city residents of \$26 per household. These operating deficit figures are projected to be somewhat modified by the extra sales tax revenue expected as the city grows and due to enhanced commercial development. Summarized on the following page are the additional costs for these services.

<u>Additional Services</u>	<u>Existing City</u>	<u>New Development</u>
Emergency Services (2 new fire stations @ 2 person engine)	\$0	\$122
Public Works (2 parks and grounds-maintenance workers; and a building maintenance worker)	\$10	\$9
Community Services (increased recreation service levels; and recreation director)	\$12	\$12
	\$4	\$4
Subtotal	\$26	\$147
<u>Extra Sales Tax Revenue (10% Increase)</u>	<u>(\$26)</u>	<u>(\$24)</u>
TOTAL	\$0	\$123
<u>Operating Deficit with Current Service Levels</u>	<u>\$0</u>	<u>\$78</u>
<u>GRAND TOTAL</u>	<u>\$0</u>	<u>\$201</u>

The November 22, 1999 Staff Report discussed three methods on how to fund the \$201 annual deficit from new development. These methods were: an annual special tax via a Mello-Roos CFD, a one-time annuity type fee of \$4,020, or some combination of the two.

In mid-December, City Staff met with representatives of three annexation proposals pending before the City and discussed the various funding options. It was unanimous from the annexations' representatives that an annual tax via an operating Mello-Roos CFD or other type of assessment district is preferred over the one-time fee. Further, City Staff met with representatives of the Building Industry Association (BIA) and determined that the BIA would not oppose an annual special tax via an operations and maintenance CFD or other type of special tax or assessment district but would actively oppose an one-time fee of any amount.

The final decision was made on May 22, 2000, when the City Council directed staff to prepare an Ordinance requiring that a Mello-Roos CFD be formed to collect a \$201 annual special tax per unit.

I. EXECUTIVE SUMMARY

INTRODUCTION

PURPOSE OF THIS STUDY

Economic & Planning Systems (EPS) was retained by the City of Ceres to prepare a fiscal impact analysis for new development in the City and provide the City with a tool for policy decision making. This report summarizes the annual operating costs and revenues related to new development occurring in the City through 2015. The financial projection is based on the current City budget and service levels. Costs for correcting existing and future operation and maintenance deficiencies and providing higher levels of service are also roughly analyzed. Policy options and mitigation measures to assist the City in providing some of these enhanced services are also identified.

To provide a financial context for this document, the City of Ceres revenues and expenses were reviewed on a per capita basis and compared to other similar sized cities in Central California based on the most current available edition of the *State of California Transactions Concerning Cities in California*. Also reviewed are changes in different General Fund revenues from 1991 through the current budget.

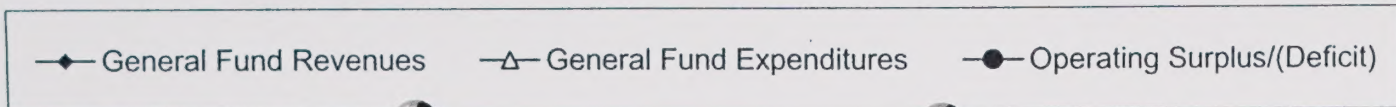
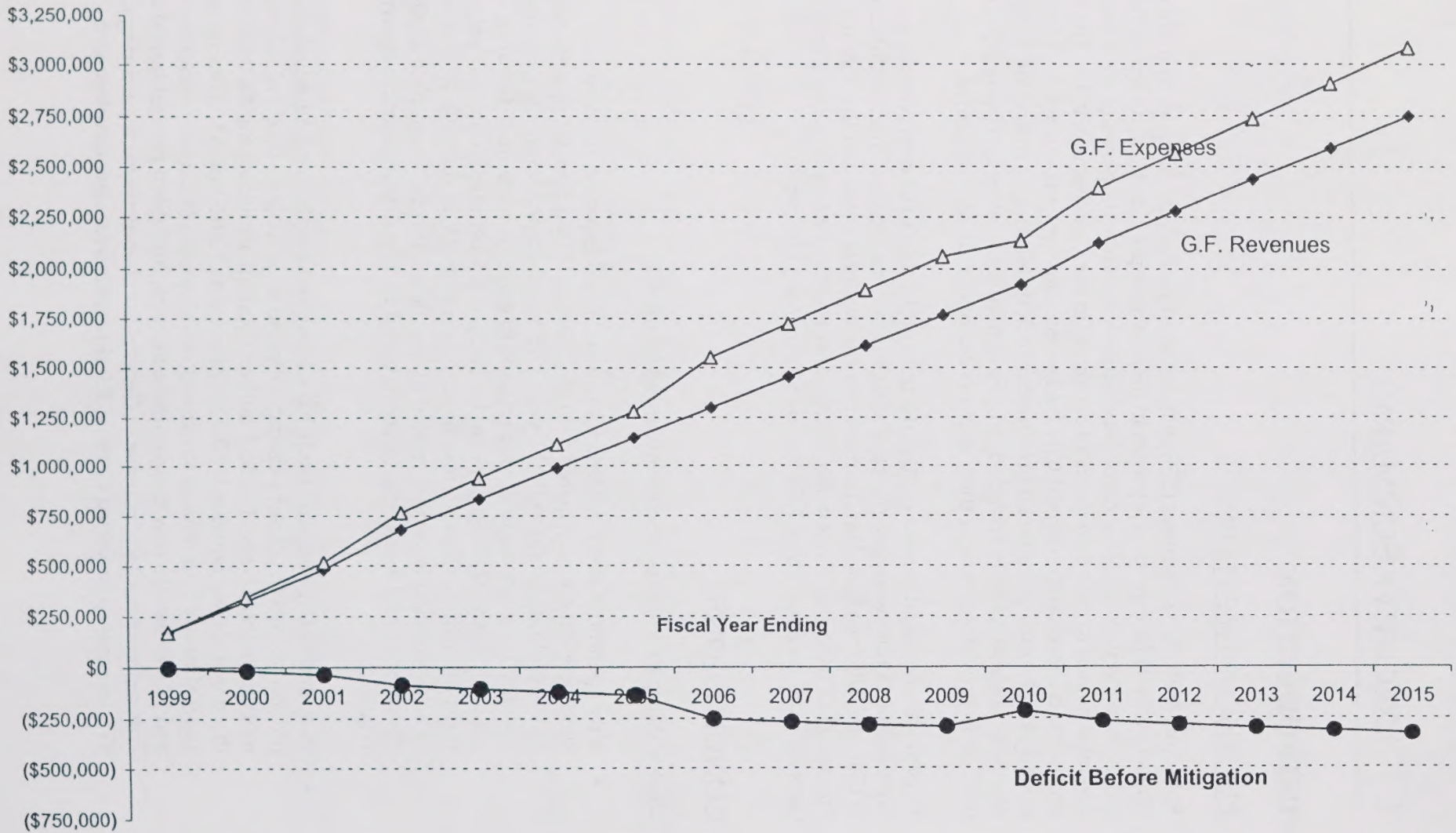
CONCLUSIONS

The fiscal impact analysis conclusions are as follows:

- City operations and maintenance General Fund expenses to serve new development are anticipated to exceed General Fund revenues generated from new development through the year 2015 based on providing the current levels of service. New development is projected to generate an annual deficit of approximately \$330,000 per year by 2015, or \$77 per residential unit prior to any fiscal mitigation. This represents approximately 4% of the 1998-99 budget and 11% of projected expenses, related to new development. A graphic depiction of the revenue and expense projection related to new development is shown in Figure 1.
- In addition, Department Heads have identified roughly an additional \$6.1 million of costs to correct existing deficiencies or enhance levels of service to more desirable levels. The \$6.4 million shortfall, including the \$330,000 shortfall discussed above, represents 55% of the projected 2015 budget. The cost is split approximately \$3.8 million to existing development (\$356 per residential unit) and \$2.6 million to new development through 2015 (\$615 per residential unit). This represents a 46% increase in General Fund revenue for the existing city and 95% increase in projected General Fund revenues for new development.

Figure 1
Ceres Citywide Fiscal Analysis
Operating Surplus/(Deficit) Projection
Based on Current 1998-99 Budget

Constant 1998-99 \$\$



More detailed information regarding the conclusions and findings is included in the chapters which follow.

SUPPORTING FINDINGS

The fiscal impact analysis supporting findings are as follows:

- General Fund revenues declined from \$287 per capita in 1991 to \$244 in 1993 due primarily to the State's shift of property tax revenues from the City to the Educational Revenue Augmentation Fund and due to the recession. The revenues increased in 1994 to \$281 per capita due to the City's imposition of the utility users tax. General Fund revenues have been decreasing annually on a per capita basis since 1994 to \$251 in 1999.
- In comparison with other cities, Ceres has a limited revenue base, particularly low are revenues from property taxes. One of the major reasons for the identified fiscal deficit from new development is the low amount of property tax the City derives from new development. This is caused by low share of property tax rate (approximately 8% of the property tax after accounting for the State ERAF property tax shift) and only moderate increases in assessed value related to low-to-moderate priced homes being built in the City.
- Ceres is below the average level of spending per capita in many expense categories when compared to other cities in the Central Valley. Spending levels are particularly low in general government and parks and recreation services and below average in emergency services (fire) protection services.
- Due to the limited revenue base in Ceres, the City has a "lean" budget. This limited service budget leads to a desire to correct existing deficiencies and enhance the current levels of service.

POLICY ALTERNATIVES FOR FUNDING ADDITIONAL SERVICES

The list of options for funding additional services is limited in the post-Proposition 13 and Proposition 218 era. Revenue generating measures are more difficult to implement than in prior years. In any case, it will be extremely difficult to fund all or even most of the \$6.2 million in additional costs identified by the Departments. A combination of the below could be used in order to accomplish some of the goals.

1. **Prioritize services and related costs.** The City will have to determine which of the additional services are the most important to provide and target resources to the top priorities.
2. **Fiscal Mitigation Payments** The City has previously approved fiscal mitigation payments from new development in the Brown annexation (proposed 680 units). The City has been discussing fiscal mitigation on the Eastgate project if approved. In addition, the City has used Landscaping and Lighting Assessment Districts to fund a portion of costs from new development that would otherwise need to be funded by other City funds. Thus, the City does have mechanisms to assist new development in funding its fair share of shortfalls. However, it would be unfair for new development to fund its share of service enhancements such as additional sworn police officers, higher staffing levels at fire stations, or higher park maintenance spending per acre if the existing City does not fund its share of the costs.
3. **Revenue Enhancement.** The City could increase revenues through the following measures:
 - Voter approved tax increase
 - Increase fees and service charges to cover service costs
 - Cost recovery from other funds, and
 - Economic development strategies.

Voter approved tax increase. If City residents felt that additional services were important to them, the City could attempt to pass a tax increase on the utility users tax or other taxes (Community Facilities District or Landscaping & Lighting District). Any tax increase would need to follow voting rules and procedures established by Proposition 218 or CFD legislation.

Increase fees and service charges to cover additional service costs. Another vehicle for enhanced revenues is to enhance fee charges to allow higher levels of service. Fee charges are most applicable to services such as recreation, planning, public works, and building inspection where most services are optional at the discretion of the residents or businesses using those services. For example, if the City targeted increasing City provided recreation services, a significant portion of costs of the programs can be covered through user fees.

Cost recovery from other funds. The City currently charges staff time and operations expenses to each fund. The City could examine the current allocations to the various City funds to determine if there are greater opportunities available to charge additional budget to non-General Fund sources. If the City were able to increase the allocation of staff time and other

expenses to non-General Fund sources (such as the water fund, sewer fund, Redevelopment funds), the cost to the General Fund would be reduced. This would allow the City to be able to increase General Fund spending by a similar amount.

Economic development strategies. The City derives significant fiscal benefits from attracting additional retail and industrial development to the City. The City's sales tax base has been steadily increasing in recent years and the City's large tracts of industrial land on the west side of the City are well positioned for future development. To the extent the City or citizen's groups can increase retail and industrial activity in the City, the City's General Fund will be enhanced.

4. **Reduce Current Expenses for Certain Functions.** Related to prioritization, the City could fund increased services for some function by shifting money from other City services. In effect, one function's service levels could increase while another function's service levels decrease. Given the limited dollar amounts currently being spent for many City services, the opportunity for cost shifting without really hurting another function is scarce.

The purpose of this study was to determine the effect of a 10-day course of penicillin G on the clinical course of patients with acute rheumatic fever. The study was conducted in a hospital in a developing country.

The study was a randomized, controlled trial. The patients were divided into two groups: one group received penicillin G and the other group received a placebo. The patients were followed up for 10 days.

The results of the study showed that the patients who received penicillin G had a significantly shorter duration of illness compared to the patients who received the placebo.

The study also showed that the patients who received penicillin G had a significantly lower rate of relapse compared to the patients who received the placebo.

The study was limited by the fact that it was conducted in a developing country and the results may not be applicable to other populations.

II. GENERAL PLAN AND FINANCIAL SETTING

GENERAL PLAN SETTING

The City adopted the General Plan in February 1997. The General Plan included provision for expansion of the City boundary and provision for services and facility needed to serve the new development occurring in the City.

CITY LIMITS AND EXISTING LAND USE

Ceres is located in central Stanislaus County, adjacent to and south of Modesto, the County seat. The City is located approximately 75 miles south of Sacramento on State Route 99 and 100 miles of east of Oakland. As of January 1994, Ceres encompassed approximately 5.6 square miles, or 3,580 acres of incorporated territory. Since then, several annexations have taken place: Brown (150 acres in 1996), Service Road Industrial (371 acres in 1996), and Sam Vaughn (19 acres in 1994).

Figure 2 shows the regional location of the City. A portion of the City territory is located within the City Redevelopment Agency, that was created in 1991. It covers approximately 1,484 acres of net subdivided land and includes approximately 3,200 housing units. In addition, the Stanislaus - Ceres Redevelopment Project area covers two areas north and south of the City within Ceres' sphere of influence.

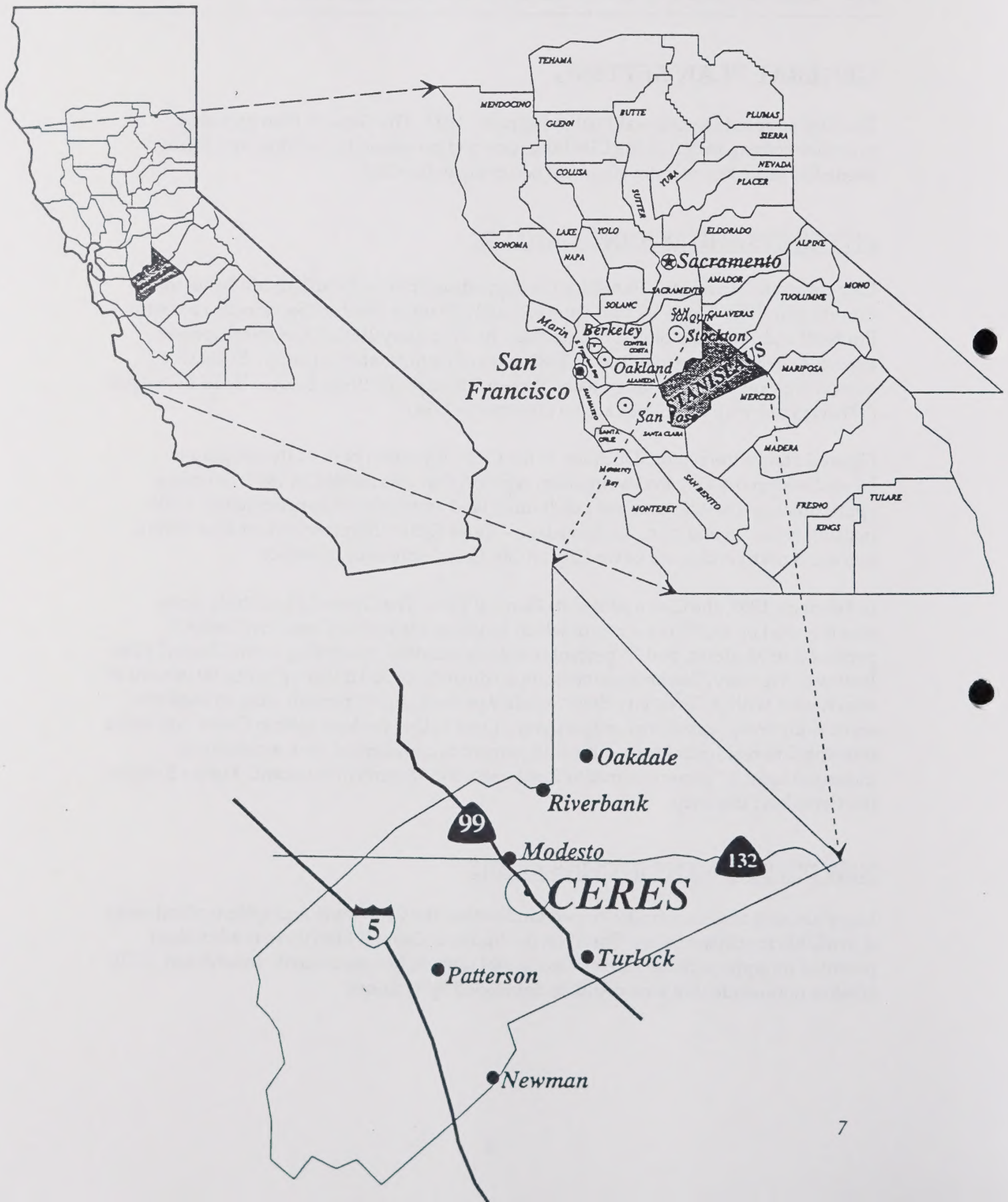
In February 1997, the City updated its General Plan. The General Plan Study Area covers a total of 13,770 net acres, of which 22 percent is within Ceres' city limits, 5 percent is in Modesto, and 73 percent is unincorporated. According to the General Plan land use inventory, this area contains approximately 16,350 dwelling units, 60 percent of which were within Ceres' city limits, while 9 percent and 31 percent were in Modesto and the unincorporated area, respectively. Over half of the land within Ceres' city limits is devoted to residential uses, almost 10 percent to commercial uses, 4 percent to industrial uses, 17 percent to institutional uses, and 18 percent is vacant. **Figure 3** shows the Ceres land use map.

NEW DEVELOPMENT IN CERES BY 2015

Large amount of vacant undeveloped land within the City limits and sphere of influence is available for construction. Based on the updated General Plan there is a buildout potential for approximately 15,900 residential units to be constructed. In addition, 1,170 acres of non-residential land could be developed by buildout.

Figure 2

REGIONAL LOCATION

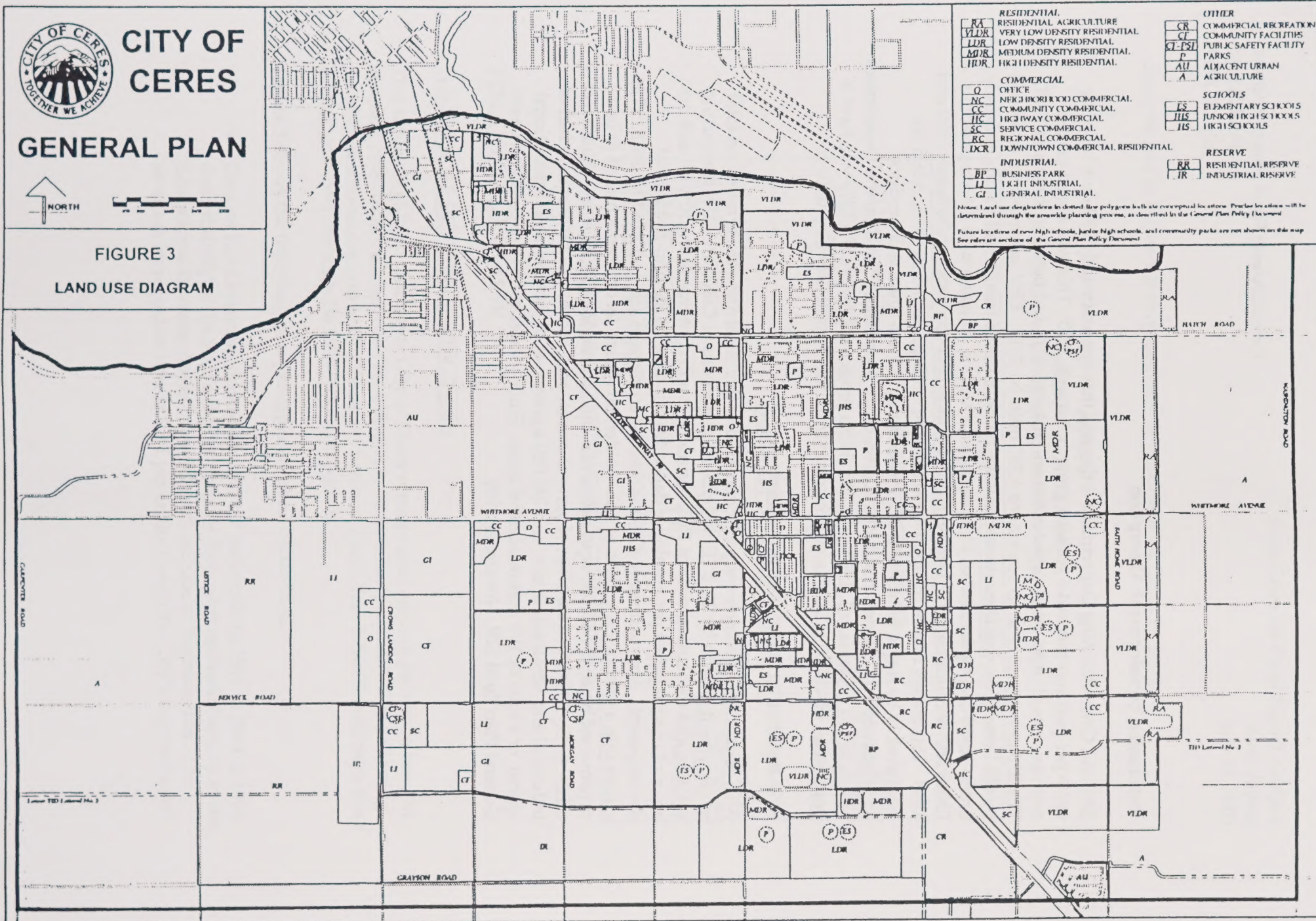




GENERAL PLAN



FIGURE 3
LAND USE DIAGRAM



Residential Development Absorption

EPS and Ceres Planning Department estimated that approximately 250 new housing units per year represented a realistic growth through 2015. This was based on the average annual units constructed between 1984 and 1997 and between 1990 and 1997. The 250 new housing units amount to 4,250 units by 2015. EPS' assumption, reviewed by the Ceres Planning Department, is a split of 94% single family and 6% multi-family units, based on Department of Finance data on historic housing unit development in Ceres and accounting for a decline in multi-family unit construction between 1990 and 1998. This means that of the total 4,250 housing units projected by 2015, 3,995 are estimated to be single family and 255 multi-family. These units will produce approximately 12,750 new residents. Current City population based on the Department of Finance as of January 1, 1998 is 32,250. With projected growth, the City will have a population of 45,000 in 2015, a 40% increase from the current City population.

Non-Residential Development Absorption

Non-residential development projection used in this fiscal analysis, is based on total employment growth by 2015. Employment projections in Ceres are calculated using existing jobs-to-housing ratio of 1.05, assuming it will continue in the future, and the amount of square feet per employee depending on type of the non-residential development. Approximately 4,460 additional employees are projected by 2015. This means that a total of 2.6 million of non-residential square feet are anticipated to be constructed by 2015 (822,000 square feet of retail and service space, 39,000 square feet of office space, 286,000 square feet of general commercial space, 1,177,000 square feet of industrial and wholesale space, and 248,000 square feet of government/institutional space) or a total of 193 non-residential acres. Floor-to-area ratios are based on Ceres General Plan Final EIR, November 1996.

Summarized in Figure 4 is projected new development for Ceres by 2015.

Figure 4
Ceres Citywide Fiscal Study
General Plan and Projected Growth Assumptions by 2015

Land Use	EPS & City's Growth Assumptions		General Plan Potential in Units/Acres
	Units/Acres per Year thru 2015	Growth thru 2015 in Units/Acres	
Total Residential Units	<i>units based on historical data</i> 250	4,250	15,900
Single Family Units	235	3,995	2015 Absorption Represents 27% of Potential
Multi-Family Units	15	255	
Total Non-Residen. Acres	<i>acres based on Jobs-to-Housing data</i> 11.4	193.3	1,170
Retail & Service	4.4	75.5	2015 Absorption Represents 17% of Potential
Office	0.2	3.0	
Miscellan. Commercial	1.4	23.9	
Industrial/Wholesale	4.2	72.0	
Government/Institution	1.1	19.0	

Sources: Department of Finance, Ceres Planning Department, and EPS.

FINANCIAL REVIEW

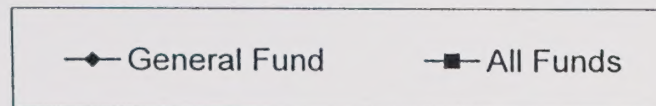
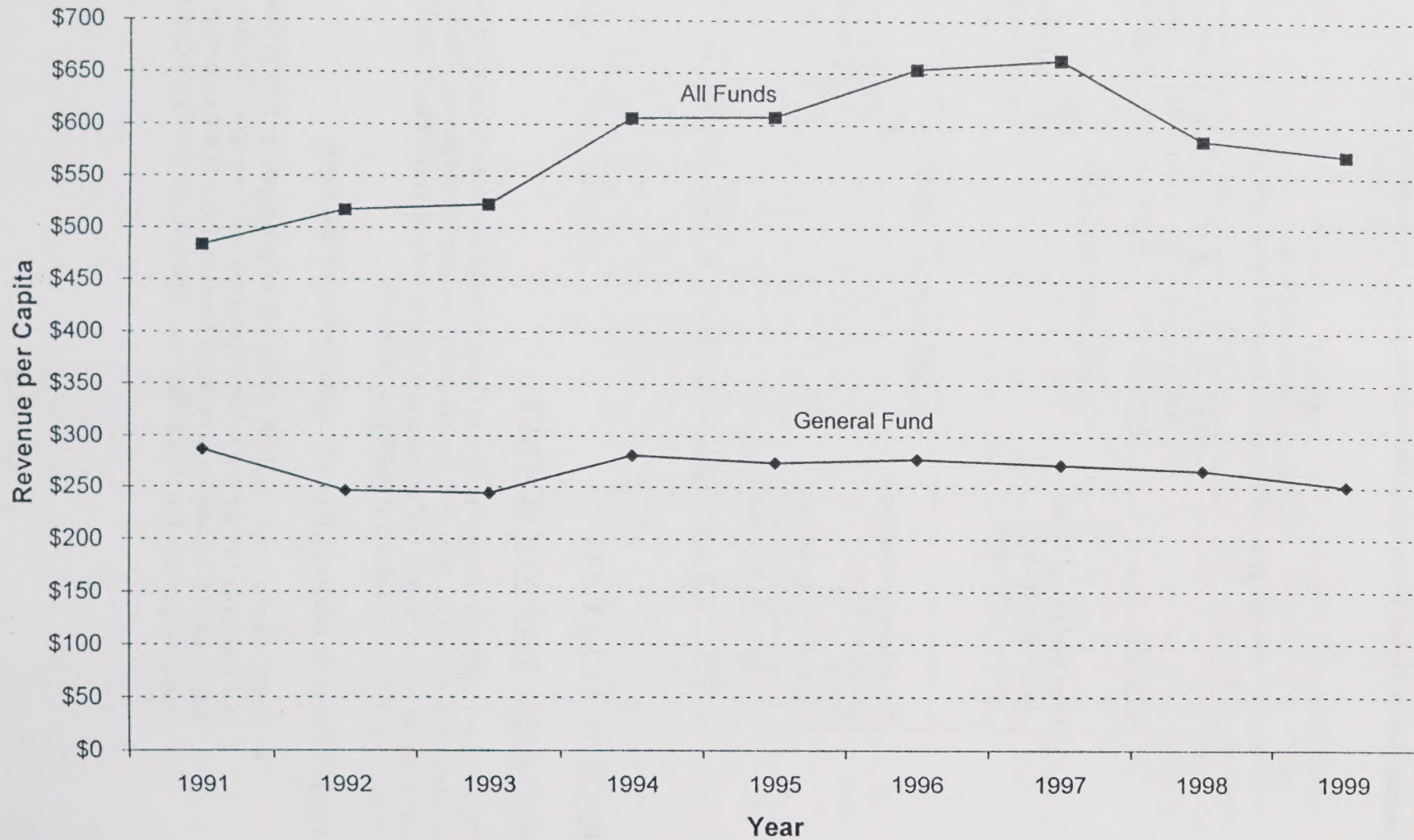
HISTORICAL REVIEW OF REVENUES

This section highlights changes to City of Ceres revenue sources on a per capita basis in constant 1998 dollars (i.e. adjusted for inflation to be in today's dollars). The following set of figures cover changes in City revenues between Fiscal Year 1990-91 (will refer to as ending year 1991) through the 1998-99 budget figures.

Figure 5 shows the following on a per capita constant dollar basis:

- General Fund revenues declined from \$287 per capita in 1991 to \$244 in 1993 due primarily to the State's shift of property tax revenues from the City to the Educational Revenue Augmentation Fund and due to the recession. The revenues increased in 1994 to \$281 per capita due to the City's imposition of

Figure 5
City of Ceres General Fund and
All Fund Revenue per Capita in 1998 Dollars



the utility users tax. General Fund revenues have been decreasing annually on a per capita basis since 1994 to \$251 in 1999. The largest decline being from 1998 to 1999 due to the reduction in the utility users tax from 5% to 3%.

- All Fund (includes General Fund, special revenue funds, and enterprise funds) revenues per capita have been slowly increasing from 1991 and peaked in 1997; and declined in 1998 and 1999.

As charted in **Figure 6** and itemized in **Figure 7**, the per capita General Fund revenue decline is almost across the board with the exception of sales tax revenue. These figures graph shows the following:

- The only revenue sources to increase in per capita level between 1991 and 1999 is the sales tax, utility users tax, and business license fee. The utility users tax increase relates to the tax being instituted in fiscal year 1993. The business license fee schedule was increased during fiscal year 1994.
- City sales tax revenues, the largest General Fund revenue source representing 35% of the General Fund, declined from 1991 through 1993 during the recession but have been increasing each year since.
- Property tax-related revenues (includes property tax and other property tax sources such as delinquent and prior year taxes) which peaked at \$56 per capita in 1992 have fallen to \$34 per capita in the 1999 budget. Most of this reduction is due to the ERAF tax shift (approximately 28% of the City's General Fund property tax share is shifted to ERAF) though even after the tax shift property tax revenues have been slowly declining on a per capita basis. The reasons for this would be two-fold – the City's assessed value growth has not kept up with inflation and some development may be occurring in annexed area's that may have a lower property tax share than the Citywide average property tax share.
- Utility users tax instituted in fiscal year ending 1993 became an important Citywide revenue source, though the revenue dropped significantly in 1999 with the utility users tax rate change.
- Motor vehicle in-lieu revenues have held steady with population and inflation changes between 1991 and 1999.
- The steepest declines in per capita revenue over time have been to the property tax, interest income, and all other General Fund revenues.

Figure 6
City of Ceres Major General Fund Revenues
per Capita in 1998 Dollars



Figure 7
Ceres Citywide Fiscal Impact Study
Per Capita Revenues in 1998 Dollars

Item	Fiscal Year Ending								
	Actual 1991	Actual 1992	Actual 1993	Actual 1994	Actual 1995	Actual 1996	Actual 1997	Estimated 1998	Estimated 1999
<i>Population (per DOF as of Jan. 1)</i>	27,592	28,389	29,331	29,782	30,591	31,170	31,758	32,241	1.7% growth [1] 32,789
Property Tax	\$46	\$50	\$42	\$35	\$35	\$35	\$34	\$33	\$33
Other Property Tax	\$6	\$6	\$5	\$6	\$2	\$1	\$1	\$1	\$1
Sales Tax	\$85	\$74	\$70	\$79	\$80	\$84	\$83	\$86	\$88
Motor Vehicle in-Lieu	\$40	\$39	\$39	\$36	\$37	\$39	\$40	\$38	\$39
Utility Users Tax	\$0	\$0	\$13	\$38	\$39	\$36	\$37	\$35	\$23
Business License	\$8	\$7	\$8	\$14	\$17	\$17	\$16	\$15	\$15
Interest	\$47	\$17	\$15	\$12	\$10	\$15	\$9	\$9	\$7
Franchises	\$15	\$14	\$12	\$15	\$12	\$13	\$13	\$13	\$13
Other General Fund Revenues	\$41	\$41	\$40	\$46	\$42	\$38	\$39	\$36	\$32
General Fund Total	\$287	\$246	\$244	\$281	\$274	\$278	\$272	\$267	\$251
State Gas Tax	\$14	\$15	\$13	\$14	\$13	\$15	\$15	\$12	\$12
All Fund Total	\$484	\$518	\$523	\$607	\$608	\$654	\$663	\$586	\$571

"rev_per_capita_inflated"

Note: Adjusted for inflation according to CPI for California.

[1] Population growth is projected based on annual average growth between 1996-1997 and 1997-1998.

REVENUE AND EXPENDITURE COMPARISON FOR CERES AND OTHER CITIES

This section provides a comparison of City of Ceres revenues and expenses per capita to other cities in the Central Valley based on information provided in the *State of California Cities Annual Report for Fiscal Year 1995-96* (the most recent published edition). This highlights changes to City of Ceres revenue sources on a per capita basis in constant 1998 dollars (i.e. adjusted for inflation to be in today's dollars). The comparison to Ceres includes all cities in the Central Valley between 20,000 and 70,000 population. The cities were split in two categories: Stanislaus and South Central Valley (Ceres, Hanford, Hollister, Los Banos, Madera, Merced, Porterville, Tulare, and Turlock) and all cities (Lodi, Manteca, Tracy, Davis, Folsom, Rocklin, Roseville, West Sacramento, Woodland, and Yuba City in addition to Stanislaus and South Central Valley cities). **Figure 8** shows a map of the Counties of the above named cities included in the comparison.

Figure 9 shows a comparison of Ceres revenues per capita to all cities reviewed and Stanislaus and South Central Valley (a more comparable area to Ceres). All figures presented on the following two tables are in constant 1996 dollars (did not inflate to 1998 dollars since all cities are based on the same year).

- Ceres and Stanislaus and South Central Valley have significantly lower general revenues on a per capita basis than the cities in San Joaquin County and north, most markedly being significantly lower property taxes per capita.
- Ceres total general revenues per capita are almost identical to Stanislaus and South Valley area average per capita revenues (Ceres is at 94% of the average). Ceres is only 75% of the average of the All Cities in the analysis.
- Most of Ceres revenues are between 74% and 100% of the Stanislaus and South Valley area average on a per capita basis.
- The only revenue item Ceres exceeds the Stanislaus and South Valley area average on is the business license revenues. This may be due to different ways business tax is levied and the number and type of businesses in each jurisdiction. Some of the cities may assign a flat fee per business, while other cities may base its business tax on gross annual receipts. Other cities may utilize more than one way of levying the business tax, for example, a flat fee and the percent of gross annual receipts for a specific industry or service. Ceres charges a flat fee based on the type of business.

Figure 10 shows a comparison of Ceres operating expenses per capita to all cities reviewed and Stanislaus and South Valley. Some caution should be taken in using these figures since costs in the *Cities Annual Report* are operating expenses but include all funds not just the General Fund. The costs shown in **Figure 10** are not all inclusive but

Figure 8
Area Reviewed in Comparison Analysis



Figure 9
Comparison of General Government
General Fund Revenues by Region
 (All figure in 1996 \$'s)

Item	City of Ceres	All Cities Reviewed		Stanislaus and South Valley	
		Per Capita Average	Ceres as % of Average	Per Capita Average	Ceres as % of Average
Per Capita General Revenue:					
Property Tax	\$33	\$65	51%	\$38	86%
Sales and Use Tax	\$76	\$104	73%	\$87	88%
Transient Lodging Tax [1]	\$0	\$5	9%	\$4	11%
Franchises	\$12	\$13	97%	\$13	98%
Business License	\$16	\$8	196%	\$9	180%
Real Property Transfer	\$1	\$2	57%	\$1	75%
Utility Users Tax [2]	\$20	\$33	61%	\$25	80%
Investment Earnings	\$13	\$19	71%	\$14	95%
State Motor Vehicle in Lieu Tax	\$37	\$38	98%	\$37	100%
Other General Revenues	\$14	\$29	50%	\$20	74%
Per Capita General Revenue Total	\$224	\$297	75%	\$239	94%

"revenues_comp"

[1] The City's transient lodging tax is \$0.45 per capita shown rounded to the nearest dollar.

[2] Utility user tax revenues per capita for the City of Ceres were adjusted to reflect a change from 5% users tax in 1996 to 3% in 1998. Average utility users tax for all cities reviewed and Stanislaus and South Valley was calculated including only cities that levy the utility users tax.

Note: Stanislaus County and South Valley cities include Ceres, Atwater, Clovis, Hanford, Hollister, Los Banos, Madera, Merced, Porterville, Tulare, Turlock. Other cities are Lodi, Manteca, Tracy, Davis, Folsom, Rocklin, Roseville, West Sacramento, Woodland, and Yuba City.

Source: State Controller's Financial Transactions Annual Report, 1995-96 Fiscal Year, CA Department of Finance, City of Ceres Budget, and EPS.

Figure 10
Comparison of General Government
Major Expense Items by Region [1]
 (All figure in 1996 \$'s)

Item	City of Ceres	All Cities Reviewed		Stanislaus and South Valley	
		Per Capita Average	Ceres as % of Average	Per Capita Average	Ceres as % of Average
Per Capita Operating Expenses of Major Items:					
Legislative	\$3	\$8	32%	\$4	57%
Management	\$24	\$45	54%	\$38	64%
Police	\$123	\$127	97%	\$119	104%
Fire	\$41	\$65	63%	\$50	83%
Planning	\$8	\$11	72%	\$8	91%
Parks & Recreation	\$21	\$42	51%	\$28	76%
Subtotal Per Capita Expenses of Above	\$233	\$326	71%	\$269	87%

"expense_comp"

[1] Includes major departments with General Fund expenses. Does not include all General Fund departments. For example, did not include category related to Public Works identified as "Construction and Engineering, Regulation Enforcement" because of large non-General Fund and development driven aspects which makes comparison difficult.

Note: Stanislaus County and South Valley cities include Ceres, Atwater, Clovis, Hanford, Hollister, Los Banos, Madera, Merced, Porterville, Tulare, Turlock. Other cities are Lodi, Manteca, Tracy, Davis, Folsom, Rocklin, Roseville, West Sacramento, Woodland, and Yuba City.

Source: State Controller's Financial Transactions Annual Report, 1995-96 Fiscal Year, CA Department of Finance, City of Ceres Budget, and EPS.

represent those costs which typically are heavily weighted to being General Fund type costs. Also, cities have different ways of categorizing costs by department or cost function particularly for support costs such as leases, utilities, computer costs.

Comparison of Ceres operating expenses per capita to all cities and Stanislaus and South Valley shows:

- Ceres and Stanislaus County and South Central Valley cities have significantly lower expenses on a per capita basis than the cities in San Joaquin County and north, most markedly relating to emergency services (Fire) and parks and recreation services.
- Ceres total expenses for the categories analyzed are 87% of the Stanislaus County and South Central Valley area average per capita expenses and only 71% of the average of the All Cities in the analysis.
- Ceres biggest shortfall in spending compared to other cities is in general government services (categorized as legislative and management). Ceres is also significantly lower in parks and recreation spending on a per capita basis.
- Ceres police protection spending on a per capita basis is similar to the average of both Stanislaus and South Valley and All Cities reviewed.

III. METHODOLOGY AND CONCLUSIONS

This chapter provides an overview of the methodology and conclusions of the City of Ceres fiscal projection through the year 2015. A more detailed discussion of the fiscal projection methodology and analysis is contained in **Appendix A** along with all the detailed tables used in deriving the fiscal results.

FISCAL IMPACT METHODOLOGY

The fiscal projection model used for this Study was developed by EPS based on earlier fiscal impact studies conducted by EPS for the City of Ceres including the Brown Annexation Master Plan, Service Road Industrial Master Plan, and the Eastgate Master Plan. In developing this fiscal model, City Department Heads were interviewed and financial documents from the last several fiscal years were reviewed.

Specific revenues and expenses which would be affected by new development in Ceres were identified and forecasting methodologies were developed. These methodologies used an average cost approach to estimate City expenses (i.e. the average cost of providing public work services, finance services) for most services. A case study approach was used to estimate marginal costs for providing Police Department, Emergency Services (Fire) Department, Parks and Grounds services, and Street maintenance. For revenues, a marginal revenue approach was used augmented by average revenue estimates. Marginal revenue forecasts were used for items such as property tax, sales and use tax, and real property transfer tax when actual revenue generation plans could be simulated. Otherwise, an average revenue approach was used to project City revenues resulting from new development.

Revenue and cost estimates were derived from data collected from the City of Ceres Municipal Budget for Fiscal Year 1998-1999. Revenue projections account for state-mandated revenue shifts from the City to the Educational Revenue Augmentation Fund (ERAF) for school funding.

Each revenue item is estimated based on current State legislation and current City resolution or ordinance. Future changes by either State legislation or the City can affect the revenues estimated in this study. However, because the City budget is balanced, any changes in the future to revenues will cause an equal change in City expenses in order for the budget to remain balanced. Thus, this fiscal study is tied to the current levels of revenue generation and service provision. To the extent revenues are increased or decreased in the future on a Citywide basis, future development will share in any corresponding service level change the same as the remainder of the City.

KEY ASSUMPTIONS

- Financial Structure. The fiscal model was developed using the Fiscal Year 1998-1999 Budget, the most current City budget document.
- Service Levels. Service levels in the baseline fiscal projection through 2015 are tied directly to current service levels with the exception of park acres per 1,000 of population which is based on maintaining 4.0 acres per new 1,000 population which is higher than the City's current ratio of park space per 1,000.
- Growth Projection. Analysis is based on growth projections assuming 4,250 new residential units by 2015 and additional 193 acres of non-residential development. Non-residential development was projected based on the existing jobs to housing balance of 1.05.
- Retail Growth. Retail growth is assumed to grow roughly proportional to population growth.

Fiscal impact analysis tables and detailed methodology and assumptions are included in **Appendix A** of this report.

FISCAL IMPACT FINDINGS AND CONCLUSIONS

EPS estimated fiscal impacts on City's General Fund for new development in 1999 through 2015. Based on the 1998-99 City budget, using methodology described in **Chapter II** and **Appendix A**, the new development shows a deficit increasing annually to approximately \$330,000 in 2015.

The deficit is primarily due to a low amount of property taxes being generated by the City's General Fund. Based on the 1% property tax allocation as per existing annexation agreement and the large Redevelopment Project area, the General Fund revenues are less than in a City of comparable size and character.

Major General Fund revenues and expenses (in constant 1998-99 Dollars) for fiscal years ending 2005, 2010, and 2015 are summarized in **Figure 11** on the following page.

Figure 11
Projected Major Revenues & Expenses
Based on Current Service Levels in Constant 1998-99 Dollars (Rounded)

	Fiscal Year Ending			Percent of
Item	2005	2010	2015	2015 Total
GENERAL FUND REVENUES:				
Sales Tax	\$431,000	\$732,000	\$1,043,000	37.9%
Motor Vehicle In-Lieu Tax	\$212,000	\$353,000	\$510,000	18.5%
Property Tax	\$173,000	\$299,000	\$431,000	15.7%
Utility Users Tax	\$125,000	\$208,000	\$299,000	10.9%
Other General Fund Revenues	\$202,000	\$331,000	\$466,000	17.0%
Total General Fund Revenues	\$1,143,000	\$1,923,000	\$2,749,000	100.0%
GENERAL FUND EXPENSES:				
Police	\$661,000	\$1,105,000	\$1,590,000	51.6%
Emergency Services (Fire)	\$184,000	\$308,000	\$443,000	14.4%
Parks and Grounds	\$143,000	\$238,000	\$344,000	11.2%
Other General Fund Expenses	\$292,000	\$487,000	\$702,000	22.8%
Total General Fund Expenses	\$1,280,000	\$2,138,000	\$3,079,000	100.0%
OPERATING SURPLUS/(DEFICIT) BEFORE MITIGATION	(\$137,000)	(\$215,000)	(\$330,000)	

Sales tax is the largest revenue to the City's General Fund. It represents 38% of total General Fund revenues generated from the new development. The next largest revenue sources are motor vehicle in-lieu tax and property tax, accounting for 19% and 16% of total General Fund revenues, respectively. Utility users tax accounts for approximately 11% of total General Fund revenues.

Police represents the largest General Fund expense, accounting for approximately 52% of total General Fund expenses. Emergency services (Fire) and parks and grounds are the next largest expenses, at 14% and 11% of total expenses, respectfully.

Detailed projected annual revenues and expenses by year from 1999 to 2015 are shown in **Figure 12**.

Figure 12

Ceres Citywide Fiscal Study

New Development Through 2015

Fiscal Impact Summary for Operatinance (Constant 1998-99 \$'s)

BASELINE PROJECTION: CURRENT BUDGET

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ITEM	Fiscal Year Ending									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
GENERAL FUND REVENUES										
Property Tax	\$19,548	\$44,682	\$69,748	\$98,029	\$123,004	\$147,983	\$172,985	\$198,028	\$223,128	\$248,300
Real Property Transfer Tax	\$18,961	\$20,480	\$22,014	\$26,793	\$25,471	\$27,050	\$28,644	\$30,253	\$31,876	\$33,515
Sales Tax	\$60,255	\$120,509	\$180,764	\$250,140	\$310,395	\$370,649	\$430,904	\$491,159	\$551,413	\$611,668
Motor Vehicle in-Lieu Tax	\$28,200	\$56,400	\$84,600	\$127,800	\$156,000	\$184,200	\$212,400	\$240,600	\$268,800	\$297,000
Utility Users Tax - Electrical	\$8,745	\$17,490	\$26,234	\$38,900	\$47,645	\$56,390	\$65,135	\$73,879	\$82,624	\$91,369
Utility Users Tax - Natural Gas	\$2,098	\$4,196	\$6,294	\$9,332	\$11,430	\$13,528	\$15,626	\$17,724	\$19,821	\$21,919
Utility Users Tax - Cable TV	\$1,443	\$2,886	\$4,328	\$6,539	\$7,981	\$9,424	\$10,867	\$12,310	\$13,753	\$15,195
Utility Users Tax - Telephone	\$4,417	\$8,833	\$13,250	\$19,647	\$24,063	\$28,480	\$32,896	\$37,313	\$41,729	\$46,146
Business License	\$12,450	\$24,900	\$37,350	\$49,800	\$62,250	\$74,700	\$87,149	\$99,599	\$112,049	\$124,499
Fees, Forfeitures, and Penalties	\$1,919	\$3,838	\$5,757	\$8,536	\$10,455	\$12,374	\$14,293	\$16,212	\$18,131	\$20,050
Bldg Chrg. Offsetting Other Dept Cos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable TV Franchise	\$2,514	\$5,028	\$7,542	\$11,393	\$13,907	\$16,421	\$18,935	\$21,449	\$23,963	\$26,477
Public Utilities Franchise	\$662	\$1,325	\$1,987	\$2,947	\$3,609	\$4,272	\$4,934	\$5,597	\$6,259	\$6,922
Bonzi Refuse Franchise	\$6,183	\$12,366	\$18,549	\$27,505	\$33,688	\$39,872	\$46,055	\$52,238	\$58,421	\$64,604
Other Miscellaneous Revenue	\$331	\$662	\$994	\$1,473	\$1,805	\$2,136	\$2,467	\$2,798	\$3,130	\$3,461
TOTAL GENERAL FUND REVEN	\$167,726	\$323,596	\$479,412	\$678,835	\$831,704	\$987,479	\$1,143,291	\$1,299,159	\$1,455,099	\$1,611,126
GENERAL FUND EXPENSES										
Police	\$88,748	\$177,497	\$266,245	\$394,790	\$483,538	\$572,286	\$661,034	\$749,783	\$838,531	\$927,279
Emergency Services	\$24,735	\$49,469	\$74,204	\$110,030	\$134,765	\$159,499	\$184,234	\$208,969	\$233,703	\$258,438
P.W. Administration	\$2,273	\$4,546	\$6,819	\$10,111	\$12,384	\$14,656	\$16,929	\$19,202	\$21,475	\$23,748
Engineering	\$1,427	\$2,853	\$4,280	\$6,346	\$7,773	\$9,200	\$10,626	\$12,053	\$13,480	\$14,906
Equipment	\$166	\$331	\$497	\$737	\$902	\$1,068	\$1,234	\$1,399	\$1,565	\$1,730
Streets	\$5,934	\$12,165	\$18,099	\$27,296	\$33,527	\$39,461	\$45,395	\$51,626	\$57,560	\$63,791
Parks & Grounds	\$18,906	\$37,902	\$57,385	\$85,919	\$104,915	\$123,821	\$142,727	\$162,299	\$181,206	\$200,202
Facility Services	\$481	\$963	\$1,444	\$2,141	\$2,623	\$3,104	\$3,586	\$4,067	\$4,549	\$5,030
Community Services	\$2,845	\$5,689	\$8,534	\$12,891	\$15,736	\$18,581	\$21,425	\$24,270	\$27,114	\$29,959
General City	\$2,718	\$5,436	\$8,154	\$12,091	\$14,808	\$17,526	\$20,244	\$22,962	\$25,680	\$28,398
City Council	\$944	\$1,889	\$2,833	\$4,200	\$5,145	\$6,089	\$7,033	\$7,977	\$8,922	\$9,866
City Manager	\$2,460	\$4,920	\$7,380	\$10,943	\$13,403	\$15,863	\$18,322	\$20,782	\$23,242	\$25,702
Management Services	\$3,548	\$7,097	\$10,645	\$15,785	\$19,333	\$22,881	\$26,430	\$29,978	\$33,526	\$37,075
City Clerk	\$432	\$864	\$1,296	\$1,922	\$2,355	\$2,787	\$3,219	\$3,651	\$4,083	\$4,515
Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Finance	\$3,114	\$6,228	\$9,341	\$13,851	\$16,965	\$20,079	\$23,193	\$26,306	\$29,420	\$32,534
Planning	\$5,582	\$11,164	\$16,746	\$24,830	\$30,412	\$35,994	\$41,576	\$47,158	\$52,740	\$58,322
Capital Outlay	\$7,091	\$14,183	\$21,274	\$31,545	\$38,636	\$45,727	\$52,819	\$59,910	\$67,001	\$74,092
General Plan Update	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000
TOTAL GENERAL FUND EXPEN	\$171,404	\$343,194	\$515,174	\$765,429	\$937,219	\$1,108,623	\$1,280,027	\$1,552,393	\$1,723,797	\$1,895,588
OPERATING SURPLUS (DEFICIT)	(\$3,678)	(\$19,599)	(\$35,763)	(\$86,594)	(\$105,515)	(\$121,144)	(\$136,736)	(\$253,234)	(\$268,698)	(\$284,462)

Figure 12

Ceres Citywide Fiscal Study

New Development Through 2015

Fiscal Impact Summary for Operati

BASELINE PROJECTION: CURRENT BUDGET

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ITEM	Fiscal Year Ending							% of 2015
	2009	2010	2011	2012	2013	2014	2015	Total
GENERAL FUND REVENUES								
Property Tax	\$273,558	\$298,914	\$327,919	\$353,477	\$379,170	\$405,007	\$430,998	15.7%
Real Property Transfer Tax	\$35,168	\$36,837	\$42,031	\$40,598	\$42,315	\$44,048	\$45,797	1.7%
Sales Tax	\$671,923	\$732,178	\$801,918	\$862,173	\$922,428	\$982,682	\$1,042,937	37.9%
Motor Vehicle in-Lieu Tax	\$325,200	\$353,400	\$397,200	\$425,400	\$453,600	\$481,800	\$510,000	18.6%
Utility Users Tax - Electrical	\$100,114	\$108,858	\$121,681	\$130,426	\$139,171	\$147,916	\$156,660	5.7%
Utility Users Tax - Natural Gas	\$24,017	\$26,115	\$29,191	\$31,289	\$33,387	\$35,485	\$37,583	1.4%
Utility Users Tax - Cable TV	\$16,638	\$18,081	\$20,322	\$21,765	\$23,207	\$24,650	\$26,093	0.9%
Utility Users Tax - Telephone	\$50,562	\$54,979	\$61,455	\$65,872	\$70,288	\$74,705	\$79,121	2.9%
Business License	\$136,949	\$149,399	\$161,849	\$174,299	\$186,749	\$199,199	\$211,649	7.7%
Fees, Forfeitures, and Penalties	\$21,969	\$23,888	\$26,702	\$28,621	\$30,540	\$32,459	\$34,378	1.3%
Bldg Chrg. Offsetting Other Dept Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Cable TV Franchise	\$28,991	\$31,505	\$35,409	\$37,923	\$40,437	\$42,951	\$45,465	1.7%
Public Utilities Franchise	\$7,584	\$8,247	\$9,218	\$9,881	\$10,543	\$11,206	\$11,868	0.4%
Bonzi Refuse Franchise	\$70,787	\$76,971	\$86,037	\$92,221	\$98,404	\$104,587	\$110,770	4.0%
Other Miscellaneous Revenue	\$3,792	\$4,123	\$4,609	\$4,940	\$5,272	\$5,603	\$5,934	0.2%
TOTAL GENERAL FUND REVENUE	\$1,767,254	\$1,923,495	\$2,125,544	\$2,278,884	\$2,435,511	\$2,592,298	\$2,749,254	100.0%
GENERAL FUND EXPENSES								
Police	\$1,016,028	\$1,104,776	\$1,234,912	\$1,323,661	\$1,412,409	\$1,501,157	\$1,589,906	51.6%
Emergency Services	\$283,173	\$307,907	\$344,177	\$368,912	\$393,646	\$418,381	\$443,116	14.4%
P.W. Administration	\$26,021	\$28,294	\$31,626	\$33,899	\$36,172	\$38,445	\$40,718	1.3%
Engineering	\$16,333	\$17,760	\$19,852	\$21,278	\$22,705	\$24,132	\$25,558	0.8%
Equipment	\$1,896	\$2,062	\$2,305	\$2,470	\$2,636	\$2,801	\$2,967	0.1%
Streets	\$63,791	\$75,659	\$85,153	\$91,087	\$97,318	\$103,252	\$109,186	3.5%
Parks & Grounds	\$219,108	\$238,014	\$267,214	\$286,120	\$305,693	\$324,599	\$343,505	11.2%
Facility Services	\$5,511	\$5,993	\$6,699	\$7,180	\$7,661	\$8,143	\$8,624	0.3%
Community Services	\$32,804	\$35,648	\$40,066	\$42,911	\$45,756	\$48,600	\$51,445	1.7%
General City	\$31,116	\$33,834	\$37,820	\$40,537	\$43,255	\$45,973	\$48,691	1.6%
City Council	\$10,810	\$11,755	\$13,139	\$14,083	\$15,028	\$15,972	\$16,916	0.5%
City Manager	\$28,162	\$30,622	\$34,229	\$36,689	\$39,149	\$41,609	\$44,069	1.4%
Management Services	\$40,623	\$44,172	\$49,375	\$52,923	\$56,471	\$60,020	\$63,568	2.1%
City Clerk	\$4,948	\$5,380	\$6,013	\$6,446	\$6,878	\$7,310	\$7,742	0.3%
Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Finance	\$35,648	\$38,762	\$43,327	\$46,441	\$49,555	\$52,669	\$55,783	1.8%
Planning	\$63,903	\$69,485	\$77,670	\$83,252	\$88,834	\$94,416	\$99,998	3.2%
Capital Outlay	\$81,184	\$88,275	\$98,673	\$105,764	\$112,856	\$119,947	\$127,038	4.1%
General Plan Update	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
TOTAL GENERAL FUND EXPENSES	\$2,061,058	\$2,138,395	\$2,392,251	\$2,563,655	\$2,736,021	\$2,907,425	\$3,078,829	100.0%
OPERATING SURPLUS (DEFICIT)	(\$293,804)	(\$214,900)	(\$266,707)	(\$284,770)	(\$300,510)	(\$315,127)	(\$329,575)	

FISCAL IMPACTS INCLUDING GENERAL FUND REQUESTED ADDITIONS

Based on interviews with department heads, EPS roughly approximated the additional General Fund costs due to the existing obligations and requested additions. These estimates are preliminary in nature and subject to revisions based on discussions with City staff. EPS only attempted to classify costs which would not fall within the expected range of department cost increases related to new development.

Figure 13 itemizes the General Fund cost of requested additions and associated cost estimates. Requested additions are listed by each department and shown in constant 1998-99 Dollars. All figures shown are annual amounts for ongoing services.

Accounting for existing obligations and requested additions, a fiscal deficit of \$330,000 based on 1998-99 budget would increase to approximately \$2.6 million related to new development, or approximately \$205 per new resident. The identified cost increases for existing deficiencies and enhancing service correcting levels to the existing city residents and businesses is approximated at \$3.8 million or \$119 per capita. The total identified funding shortfall related to both existing and new development is roughly \$6.4 million, or \$143 per capita (translates to \$429 per household).

The requested additions based on interviews with Department heads are as follows:

Emergency Services (Fire):

- Increase staffing levels at existing fire stations (three new captains and three new firefighters)
- Three additional fire stations with three person engine companies
- A truck company (15.5 personnel)
- One new training officer
- Four additional battalion chiefs
- One new civilian fire inspector and
- Two and a half new support personnel

Public Works:

- Increase staffing levels by adding
 - Jr. Civil Engineer and Engineering Technician II (Engineering Division)
 - Mechanic II (Equipment Division)
 - Maintenance Worker II (Streets Division)
 - Two Maintenance Workers II (Parks & Grounds Division)
 - Building Maintenance Worker (Facility Services)
 - Authorized startup costs related to new employee

Police Services:

- Add six new dispatchers and six dispatch supervisors
- Increase the number of sworn officers from 1.33 to 1.5 per 1,000 population, an increase of six sworn officers.

Finance Department:

- Add a secretary and
- One account clerical position

Community Services:

- Increase recreation service levels
- Increase staffing levels by adding
 - Recreation Director and
 - One Half-time Recreation Coordinator

Management Services:

- Add one personnel technician

City Manager:

- Add one analyst position

Cost estimates associated with requested additions shown in **Figure 13** are based on the current City budget. Salary estimates for each position include a 35% load for benefits.

Ceres Citywide Fiscal Study

General Fund Deficit for New Development and Requested Additions Estimates (In Constant 1998-99 Dollars)

Item	Existing City	New Development	City Total in 2015
Operating Surplus/Deficit with Current Service Level	\$0	(\$330,000)	(\$330,000)
Additional Costs due to Requested Additions			
Emergency Services (Fire):			
1A Increase Staffing Levels at Existing Fire Station	\$410,000		\$410,000
1B Three Additional Fire Stations @ 3 Person Engine (Cost reflects amount above \$400k in fiscal model)	\$750,000	\$1,050,000	\$1,800,000
1C A Truck Company (15.5 personnel)	\$788,000	\$312,000	\$1,100,000
1D Four Additional Battalion Chiefs	\$167,000	\$167,000	\$334,000
1E Training Officer	\$54,000	\$21,000	\$75,000
1F Civilian Fire Inspector	\$45,000	\$18,000	\$63,000
1G Add 2.5 New Support People	\$63,000	\$25,000	\$88,000
Emergency Services Subtotal	\$2,277,000	\$1,593,000	\$3,870,000
Public Works:			
2A Jr. Civil Engineer (Engineering Division)	\$19,500	\$8,000	\$27,500
2B Engineering Technician II (Engineering Division)	\$17,000	\$7,000	\$24,000
2C Mechanic II (Equipment Division)	\$37,000	\$15,000	\$52,000
2D Maintenance Worker II (Streets Division)	\$44,000	\$17,000	\$61,000
2E Two Maintenance Workers II (Parks & Grounds)	\$79,000	\$64,000	\$143,000
2F Building Maintenance Worker (Facility Services)	\$35,000	\$14,000	\$49,000
2G Amortized Start-up costs of new Public Work employee	\$5,000	\$2,000	\$7,000
Police Services:			
3A Add 6 new dispatchers and 6 dispatch supervisors	\$400,000	\$200,000	\$600,000
3B Sworn Officers from 1.33 to 1.5 per 1,000 pop.	\$460,000	\$180,000	\$640,000
Finance Department:			
4A Secretary (only showing 34% as Gen. Fund)	\$13,000	\$5,100	\$18,100
4B Account Clerical	\$12,000	\$4,700	\$16,700
Community Services:			
5A Recreation Director	\$60,000	\$24,000	\$84,000
5B One Half-Time Recreation Coordinator	\$44,000	\$17,000	\$61,000
5C Increased Recreation Service Levels	\$240,000	\$100,000	\$340,000
Management Services			
6A Personnel Technician	\$41,000	\$16,000	\$57,000
City Manager:			
7A Analyst (with benefits)	\$39,000	\$15,000	\$54,000
Subtotal Requested Additions	\$3,822,500	\$2,281,800	\$6,104,300
OPERATING SURPLUS/(DEFICIT) WITH REQUESTED ADDITIONS	(\$3,822,500)	(\$2,611,800)	(\$6,434,300)
Percent Increase in General Fund Revenue for All Items Listed Above	46%	95%	59%
Per Capita Amount of Revenue Needed to Fund	\$119	\$205	\$143
Per Household Amount of Revenue	\$356	\$615	\$429

Note: Cost estimates for requested additions are preliminary in nature. Requested additions

"requested_additions"

were provided based on general conversations with department heads and EPS review of budget documents.

These figures are subject to change based on department head review.

Notes to Figure 13 Calculations

Note: All employee salaries used in Figure 13 are based on similar title for position at fourth step and include 35% load for benefits.

Emergency Services (Fire)**1A Added 3 new captains and 3 new firefighters**

Captain salary	\$48,000	plus another 35% for benefits	
Firefighter salary	\$39,240	plus another 35% for benefits	
For each employee added operations and maint, and capital outlay cost of			\$10,000

1B Rough order of magnitude approximation that additional staffing, operations & maintenance, and capital outlay cost for three new stations is roughly \$750,000 per station, per year. Three stations assumed to be three-person engine companies. From that figure, deducted \$440,000 shown in Figure 12 which is the additional Emergency Services cost associated with new development using the current cost per person served for these services. Rounded to nearest \$50,000.

1C Added truck company with 15.5 new personnel. Rough order of magnitude approximation that additional staffing, operations & maintenance, and capital outlay cost for the truck company is roughly \$1.1 million per year. Cost split between existing and new population based on proportion of population in each area.

1D Added 4 battalion chiefs - split them 50%/50% between existing City cost and new development cost.

Battalion chief salary	\$54,600	plus another 35% for benefits	
For each employee added operations and maint, and capital outlay cost of			\$10,000

1E Added training officer - assigned cost to existing City and new City based on share of population.

Training officer salary (used captain cost)	\$48,000	plus another 35% for benefits	
Added operations and maint, and capital outlay cost of			\$10,000

1F Added civilian fire inspector - assigned cost to existing City and new City based on share of population.

Civilian fire inspector salary (used firefighter cost)	\$39,240	plus another 35% for benefits	
Added operations and maint, and capital outlay cost of			\$10,000

1G Added 2.5 new support personnel - assumed at clerk level. Assigned cost based on population share.

Support personnel (used public safety records clerk as similar) salary	\$26,200	plus another 35% for benefits	
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Public Works**2A Added junior civil engineer - assigned cost to existing City. New dev. cost increase at ratio of new population to existing pop.**

Jr. civil engineer salary	\$48,000	plus another 35% for benefits	
Percent of cost General Fund based on FY98-99 budget			28% Engineering Division
For each new Public Works employee additional operations and capital outlay cost of			\$5,000

2B Added engineering tech II - assigned cost to existing City. New dev. cost increase at ratio of new population to existing pop.

Engineering tech II sal.	\$42,000	plus another 35% for benefits	
Percent of cost General Fund based on FY98-99 budget			28% Engineering Division

2C Added mechanic II - assigned cost to existing City. New dev. cost increase at ratio of new population to existing pop.

Mechanic II salary	\$32,400	plus another 35% for benefits	
Percent of cost General Fund based on FY98-99 budget			75% Equipment Division

2D Added maintenance worker II - assigned cost to existing City. New dev. cost increase at ratio of new population to existing pop.

Maintenance worker II sal.	\$28,800	plus another 35% for benefits	
Percent of cost General Fund based on FY98-99 budget			100% Streets Division

2E Added 2 maintenance worker II - assigned cost to existing City. New dev. cost increase at ratio of new population to existing pop.

Maintenance worker II sal.	\$28,800	plus another 35% for benefits	
Percent of cost General Fund based on FY98-99 budget			90% Parks & Grounds Division

Figure 13 - Notes

Ceres Citywide Fiscal Study

General Fund Deficit for New Development and Requested Additions Estimates

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Notes to Figure 13 Calculations

Note: All employee salaries used in Figure 13 are based on similar title for position at fourth step and include 35% load for benefits.

2F Added building maint. worker - assigned cost to existing City. New dev. cost increase at ratio of new population to existing pop.
Bldg maint. worker salary \$31,200 plus another 35% for benefits
Percent of cost General Fund based on FY98-99 budget 75% Facility Services

2G Estimated start-up cost for equipping new Public Works employees shown is \$80,000.
The \$80,000 cost was amortized over a number of years at \$10,000 per year.
Percent of cost General Fund estimated at roughly 50% of this amount.

Police

3A Add twelve new dispatch. Assume 6 average at Dispatcher I and Dispatcher II salary, and 6 supervisors.
Dispatcher salary \$28,320 Dispatch supervisor salary \$39,120 plus another 35% for benefits for all
Assume 2/3 of cost to existing City; 1/3 to new development
For each employee added operations and maint, and capital outlay cost of \$5,000

3B Increased sworn officers from 1.33 to 1.5 per 1,000 population (a 13% increase). Assumed non-sworn increased in same proportion excluding dispatch which is handled in 3A. Current cost per sworn officer (salary and benefits, and support staff excluding dispatch) is \$60,000. Six new sworn positions times \$60,000 is \$360,000. Current annual O&M and capital cost per sworn assumed to increase at 70% of this level or roughly \$17,000 per sworn position.

Finance

4A Added secretary - initially assigned cost 100% to existing City & increase proportionally with population growth.
Secretary salary \$27,600 plus another 35% for benefits
Percent of cost General Fund based on FY98-99 budget 34%

4B Added Account Clerk I - initially assigned cost 100% to existing City & increase proportionally with population growth.
Account clerk I salary \$26,400 plus another 35% for benefits
Percent of cost General Fund based on FY98-99 budget 34%

Community Services

5A Added recreation director - initially assigned cost 100% to existing City & increase proportionally with population growth.
Director salary \$45,600 plus another 35% for benefits
Percent of cost General Fund based on FY98-99 budget 98%

5B Added half-time recreation coordinator - initially assigned cost 100% to existing City cost & increase proportionally with pop.
Coordinator salary \$33,600 plus another 35% for benefits
Percent of cost General Fund based on FY98-99 budget 98%

5C Assumed net General Fund cost in recreation services of \$10 per capita less \$2.50 in fee recovery for a net cost increase of \$7.50 per capita. The \$10 is a rough figure of what it may take to get services and costs more in line with other Central Valley cities. This cost estimate is a placeholder which really depends on programs offered, participation, and cost of those services.

Management Services

6A Added personnel technician - initially assigned cost 100% to existing City & increase proportionally with population growth.
Technician salary \$37,200 plus another 35% for benefits
Percent of cost General Fund based on FY98-99 budget 81%

City Manager

7A Added administrative assistant - initially assigned 100% cost to existing City & increase proportionally with population growth.
Admin. assistant salary \$37,200 plus another 35% for benefits
Percent of cost General Fund based on FY98-99 budget 77%

APPENDIX A

DETAILED METHODOLOGY & ASSUMPTIONS DESCRIPTION AND TABLES

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ARTICLE

THE NEW YORK STATE CONSTITUTION

ARTICLE 1

Section 1. The legislative power shall be vested in the Senate and Assembly, which shall be styled the Legislature of the State of New York. The Senate shall be composed of twenty-four members, and the Assembly of fifty-four members, to be chosen for the term of two years, and no member shall be re-elected to the same office for more than two consecutive terms. The members of the Legislature shall be chosen by the qualified electors of the State, and shall hold office from the first day of January next following their election, until the first day of January next following the expiration of their term of office. The members of the Legislature shall be subject to impeachment by the Senate, and to removal from office by the Assembly.

Section 2. The executive power shall be vested in the Governor of the State, who shall hold office for the term of four years, and no Governor shall be re-elected to the same office for more than two consecutive terms. The Governor shall be chosen by the qualified electors of the State, and shall hold office from the first day of January next following his election, until the first day of January next following the expiration of his term of office. The Governor shall be subject to impeachment by the Senate, and to removal from office by the Assembly.

Section 3. The judicial power shall be vested in the Court of Appeals, the Appellate Division of the Supreme Court, the Supreme Court, the County Courts, and the Justices of the Peace. The Court of Appeals shall be composed of five members, and the Appellate Division of the Supreme Court shall be composed of sixteen members. The Supreme Court shall be composed of twenty-four members, and the County Courts shall be composed of one hundred and twenty members. The Justices of the Peace shall be chosen by the qualified electors of the State, and shall hold office for the term of four years, and no Justice of the Peace shall be re-elected to the same office for more than two consecutive terms.

Section 4. The power of taxation shall be vested in the Legislature, and no tax shall be levied or collected without the assent of the Legislature. The Legislature shall have the power to create, alter, or abolish any office, and to determine the duties of any office. The Legislature shall have the power to create, alter, or abolish any court, and to determine the jurisdiction of any court. The Legislature shall have the power to create, alter, or abolish any department, and to determine the duties of any department. The Legislature shall have the power to create, alter, or abolish any commission, and to determine the duties of any commission. The Legislature shall have the power to create, alter, or abolish any board, and to determine the duties of any board. The Legislature shall have the power to create, alter, or abolish any committee, and to determine the duties of any committee. The Legislature shall have the power to create, alter, or abolish any council, and to determine the duties of any council. The Legislature shall have the power to create, alter, or abolish any office, and to determine the duties of any office. The Legislature shall have the power to create, alter, or abolish any court, and to determine the jurisdiction of any court. The Legislature shall have the power to create, alter, or abolish any department, and to determine the duties of any department. The Legislature shall have the power to create, alter, or abolish any commission, and to determine the duties of any commission. The Legislature shall have the power to create, alter, or abolish any board, and to determine the duties of any board. The Legislature shall have the power to create, alter, or abolish any committee, and to determine the duties of any committee. The Legislature shall have the power to create, alter, or abolish any council, and to determine the duties of any council.

DETAILED METHODOLOGY AND ASSUMPTIONS

FISCAL SUMMARY AND ASSUMPTIONS

FISCAL IMPACT SUMMARY

Figure A-1 in **Appendix A** summarizes the revenue and expense impacts from projected new development occurring through the year 2015 to the City of Ceres. The analysis under Basic Scenario shows a fiscal deficit in every year through 2015 with the deficit increasing over time.

All figures in this report and Appendix are in constant 1998 dollars unless otherwise noted.

LAND USE DEVELOPMENT PLAN

Figure A-2 summarizes the projected land use development for Ceres through 2015. The projected development occurring within Ceres is discussed in **Chapter II** of this report.

GENERAL ASSUMPTIONS

Figure A-3 shows the fiscal study's general assumptions such as the estimated inflation rate, legislated property tax escalation rate, property appreciation rate, and general City demographic assumptions.

The City of Ceres population data used in this study was provided by the State Department of Finance. Employees in the City of Ceres were estimated by EPS based on a SAAG employee estimate from 1990 Census data. Some revenues and expenses are impacted by both residents and employees. A persons served methodology which accounts for both residents and employees is used to estimate the impact from some revenues and services which are impacted by both groups. Persons served is defined as the population plus half of the employees.

LAND USE ASSUMPTIONS

Figure A-4 presents the Base Scenario land use assumptions used in the fiscal study for each of the different land use categories. The residential valuations were an average price based on a range of values for different residential product types. Non-residential valuations are based on the consultant's experience with similar land uses. The floor area ratio (F.A.R.) and square feet per employee assumptions for non-residential development were provided by the City Planning and Community Development Department. The persons per dwelling unit is based on the City General Plan.

PROJECTED ABSORPTION

Figure A-5 shows the projected annual and cumulative absorption for new development in the City. The absorption schedule was estimated by the City of Ceres Planning Division and EPS. However, market forces may result in a different absorption pattern than shown.

Figure A-5A shows the projected number of residents located and employees working in Ceres based on the projected development. In 2015, it is projected that the City will have an additional of 12,750 residents and 4,460 employees working within the City boundaries.

REVENUE ESTIMATE

The City of Ceres Fiscal Year 1998-99 Budget estimates the total General Fund (Fund 280) revenues at approximately \$8.2 million as shown in **Figure B-1**. The largest source of revenue to the City General Fund is sales tax revenue which accounts for approximately 34% of total General Fund revenues. The motor vehicle in-lieu tax (a state subvention) is the next largest revenue source accounting for approximately 16% of total revenues. The next largest revenue source is the property tax accounting for approximately 14% of the total budget.

The City's General Fund revenues affected by new development in Ceres include the property tax, real property transfer tax, sales and use tax, utility user taxes, franchise taxes, business license fees, motor vehicle license fees, fees and forfeitures, and miscellaneous other revenues. Each of these revenue sources has been estimated as described below. Each revenue is estimated based on current State legislation and current City resolution or ordinance. Future changes by either State legislation or the City can affect the revenues estimated in this study. However, because the City budget is balanced, any changes in future legislation to revenues will cause an equal change in City expenses in order for the budget to remain balanced.

Revenues generated by departmental user fees, service charges, licenses and permits, and revenues from other agencies are subtracted from specific departmental costs in estimating the net cost impacts and therefore, are excluded from the revenue impacts discussed below. The exception to this is building charges in excess of building department costs which are estimated as a revenue in this study. These revenues are used to fund a portion of the indirect Building Department costs of other departments.

The transient occupancy tax, and use of money and property are not anticipated to be impacted by the new development, and thus have been excluded from the study.

The estimating procedure for each revenue source is presented in **Figure B-1**. Property, real property transfer, and sales and use taxes are projected using the marginal revenue approach. All other revenues are estimated either on a per resident basis (state motor vehicle in-lieu, cable TV franchise, and cable TV utility users tax revenues), per employee basis (business license fees), or on a per person served basis (utility user and franchise taxes associated with all utilities and enterprise programs except for cable TV, fines and forfeitures, and other miscellaneous revenues).

Figure B-2 presents the annual revenue estimate for each of the revenue sources for the years analyzed through 2015 in the Base Scenario. Ceres is projected to receive approximately \$2.7 million in constant fiscal year 1998-1999 dollars from new development in fiscal year 2015.

PROPERTY TAX

Property taxes currently contribute to 13.5% of the City's General Fund revenues. This portion of revenues from the property tax is relatively low when compared to other cities in the State, which are typically more dependent on property tax revenues to fund city services. Figure B-3 presents the estimated property tax revenues projected for new development for each of the years analyzed. With the proposed development schedule, the assessed valuation for 2015 for properties currently within the City limits is projected to be approximately \$204 million and for properties requiring annexation \$360 million in constant 1998-1999 dollars. This assessed value level would generate approximately \$431,000 in net property taxes for the City General Fund in 2015, based on the property tax sharing agreement (for properties requiring annexation); or based on the average 1% General Fund allocation (for properties within City limits); and accounting for deductions for property tax administration fees and deposit into the Educational Revenue Augmentation Fund (both State mandates).

The City's allocation factor for properties requiring annexation will be determined based on the Annexation Agreement between the City and Stanislaus County at the time of annexation. The Annexation Agreement for the area could be based on the current Master Agreement or on a new negotiated Agreement. This analysis assumed the terms in the existing Master Property Tax Agreement between the City of Ceres and the County of Stanislaus. Under this agreement, the County would retain 70% share of the County's property tax share that is attributable to an increase in assessed value above the base amount. The County also continues to receive 100% of the property tax revenue attributable to the base amount. The City retains 30% share of the County's property tax share that is attributable to an increase in assessed value above the base amount and receives the entire property tax allocation currently going to the Fire Protection District. This study assumes the City will provide the fire protection services to the new development.

The detailed analysis for estimating the assessed valuation is presented in Figures D-1, D-2, D-3, and D-4. Figure D-1 shows an annual estimate of the assessed value from new development by land use in both constant fiscal year 1998-1999 dollars and appreciated dollars for the fiscal years analyzed.

The constant 1998-1999 assessed valuation is based on the valuation per dwelling unit or square foot (depending on the land use) from Figure A-4 and the number of units or square feet developed in a given year from Figure A-5. An average of housing prices was provided by the City Planning Department.

The constant dollar valuation is inflated by 3.5% annually to account for the assumed annual appreciation rate of new property. The 3.5% annual property appreciation rate includes 3% inflation and .5% real-market appreciation.

The assessed valuation subroutine is shown in **Figure D-2**. Total assessed value is equivalent to the assessed value of new development added in a year plus assessed value from existing development which increases at 2% a year until it is turned over (sold), at which time assessed value is set equivalent to the projected market value. This figure also accounts for the existing assessed value of the new development. **Figure D-3** estimated the assessed value of non-redevelopment properties. Those are properties located outside the Redevelopment Project area. **Figure D-4** shows the estimated assessed value of non-redevelopment properties that would require annexation to the City or are already located within the City limits.

Based on the current property tax sharing arrangement used in this analysis, the City of Ceres would receive from properties requiring annexation approximately 11.037% of the 1% property tax as shown in **Figure D-5**. These percentages are before reductions to the Educational Revenue Augmentation Fund (ERAF). For properties within the City limits, General Fund share is 11.019% (calculated based on Tax Rate Area 001-055 being representative of the City).

REAL PROPERTY TRANSFER TAX

Figure B-4 shows the projected real property transfer taxes to Ceres from the proposed development. Ceres receives a real property transfer tax of \$0.55 per \$1,000 of transferred value levied on the sale of real property located in Ceres. All residential dwelling units are assumed to turnover once every 10 years on average. Business properties are assumed to turnover once every 20 years on average. Only 75% of these properties are assumed to be sold after being built, the other 25% are assumed to be owned by the developer.

SALES TAX

The new development taxable sales that generate sales tax revenues to the City of Ceres could be derived from three main sources: sales in the City to residents of the new development and employees working within the new development; additional sales from purchasers not located in the City of Ceres; and businesses that increase the percent capture of taxable sales purchase from Ceres residents that currently leak out to other jurisdictions. Approximately 50% of sales are anticipated to come from non-Ceres residents or businesses or by capturing a higher percent of taxable sales that currently leak out to other jurisdictions.

Figure B-5 estimates the sales tax revenue to the City of Ceres generated from the new development. The main anticipated source of net new sales tax revenue to the City from new development is from the purchases made in the City by residents of the new development and employees working in new development as shown in **Figure B-5A**. To estimate these sales tax revenues, the purchasing power of the proposed new households for

retail expenses was estimated based on projected household incomes and spending patterns of average households as shown by the U.S. Department of Labor, Bureau of Labor Statistics. **Figure B-5A** also includes sales to new employees working in the new development area. It was assumed the average employee spends on average \$6 per work day on taxable goods and services.

Figure B-5B estimates net new taxable sales from on-site non-residential space. However, much of this taxable sales is derived either from the capture of new residents demand (shown and accounted for in **Figure B-5A**) or from existing taxable sales dollars shifting from existing retailers in the City.

The estimated percent of the on-site taxable sales that are net new sales to the City are shown in **Figure B-5**. These sales reflect sales to non-Ceres residents and additional capture of Ceres residents purchases that currently “leak out” of Ceres to nearby jurisdictions.

EXPENDITURE ESTIMATE

The City of Ceres Fiscal Year 1998-99 budget estimates total General Fund (Fund 280) expenses at approximately \$8.6 million as shown in **Figure C-1**. The largest cost item to the City is for the Public Safety Department - Police Division which accounts for approximately 50% of the City's net expenses after deducting out offsetting departmental fees, grants, and service charges. Public Safety Department- Emergency Service Division services are the next largest cost item to the City representing approximately 16% of the General Fund's net expenses.

The City of Ceres' annual service costs, which are the operating and maintenance expenses that recur every year as a result of providing services, affected by new development include the cost of providing services such as police protection, emergency services (fire protection), planning, park and ground maintenance, recreation, public works, and general government services.

The procedure used to estimate General Fund expenses for each of the affected City departments is presented in **Figure C-1**. A case study approach was used to estimate the costs of providing police services, emergency services, parks and grounds maintenance, and street maintenance services to the residents of new development.

For all other services an average cost approach was used to estimate future costs (i.e. the average cost of providing public work services, finance services).

A net cost of providing services for each City department was calculated by taking the fiscal year 1998-1999 budgeted amount and subtracting off all departmental user fees and service charges, permits, fees, and grants which can be charged to a specific department. For example, budgeted planning department fees are netted out against budgeted planning expenses, and recreation fee revenues are netted out against recreation expenses. The detailed listing of all the individual offsetting revenues is shown in **Figure C-6**. The fiscal

year 1998-1999 General Fund net cost of providing services to current residents and employees in the City of Ceres is approximately \$8 million.

A cost multiplier is derived for each City expenditure by taking the fiscal year 1998-1999 budgeted net cost for each department and dividing it by the relevant service category the cost is impacted by to obtain a per unit average expenditure level. City services were determined to be impacted either on a per resident basis (community services), a per person served basis (police, emergency services, public works administration, engineering, equipment, building maintenance, building, planning, capital improvements, and all general government departments), a per road mile basis (street maintenance), or a combination of park acre and road mile basis (parks and grounds maintenance). A per person served basis of costing services is used to take into account that businesses (and their employees) have a fiscal impact on many City services, but in general, lower than residential development's impact. In addition, some of the employees in the area will be Ceres residents.

The General Fund street maintenance cost multiplier was estimated based on a review of the average annual costs per road mile for the year 1998. The 1998 cost per mile is consistent with the costs in prior years. Approximately two-thirds of street maintenance expenses are funded by non-General Fund revenues (not included in this analysis), the predominant source being restricted-use State gas tax revenues. In addition, street lighting is included in the fiscal analysis to the same extent that existing street lights are funded by General Fund (currently approximately one-third of the City's lights are funded by the General Fund). The non-General Fund portion of the costs will need to be funded by a separate financing vehicle such as a Lighting and Landscaping District, Mello-Roos CFD (depending on improvements), a Homeowners Association, or gas tax revenues. If a separate financing vehicle is not used to fund a share of new development's cost of street lighting, the deficit shown related to new development would increase.

It should be noted that this analysis estimates the future General Fund capital outlay expense (dept. 95) based on the Fiscal Year 1998-99 average cost per person served, but does not include an estimate of the debt service portion of this department's costs. A portion of General Fund capital improvement expense in Fiscal Year 1998-99 is related to the debt service of the Public Safety facility. The General Fund debt service from this debt issue will be repaid prior to the beginning of the new development. The fiscal study thus has assumed that these expenses are not ongoing and are not affected by new development.

Figure C-2 presents the Basic Scenario annual expenditure estimates for each of the cost sources for each of the years analyzed. In 2015, projected total City expenses related to new development is projected to be about \$3.1 million annually in constant 1998-1999 dollars.

PUBLIC SAFETY DEPARTMENT – POLICE DIVISION

The Police Division is budgeted for 58.85 full-time equivalent positions in fiscal year 1998-99, of which approximately 43 are sworn positions as shown in Figure C-3. The fiscal impact analysis uses the existing City service level as the basis to project the cost of providing services to new development.

Department has indicated that new fire station(s) are needed. The City has hired a consultant to evaluate the need and location of the fire station(s).

The Fiscal Year 1998-99 total cost of providing Public Safety - Emergency Services Division services to the City and some of the surrounding area is approximately \$1.3 million as shown in **Figure C-4**. The Division provides emergency services (fire protection) not only to the City but also under contract to the Ceres Fire Protection District, Industrial Fire District, and the Stanislaus County Public Safety Center. It is estimated that the areas outside the City limits that the Department provides services to contain roughly 11,000 residents and 900 employees. Thus, the Emergency Services Division persons served is approximately 49,320 (37,870 in the City and 11,450 in areas outside of the City). The average cost per person served is thus \$29.58.

PARKS AND GROUNDS MAINTENANCE SERVICES

Parks and grounds maintenance services (dept. 40) represent approximately 7% of the total General Fund budget. Parks and grounds maintenance consists of three main services: park maintenance; street tree maintenance; and right-of-way maintenance. As shown in **Figure C-5**, the park maintenance portion represents approximately 72% of the net General Fund cost of providing the department 40 services. Park maintenance services have been estimated on a per park acre basis. The net cost of providing maintenance services is currently approximately \$5,790 per acre. The Ceres Citywide fiscal analysis includes the cost of maintaining the existing park acreage and new parks based on 4 acres per 1,000 residents as adopted in the City's General Plan. Street tree maintenance costs are estimated on a per road mile basis since these costs are related to the amount of road miles in the City. Because there is limited information available, the cumulative street miles were estimated based on the existing road miles per 1,000 residents.

Currently, approximately two-thirds of the cost of right-of-way maintenance along arterial roadways is funded by the General Fund. This baseline analysis assumes that percentage of funding of arterial roadways from the General Fund will stay the same. A Lighting and Landscaping (L&L) District, Mello-Roos CFD, or a Homeowners Association will fund the other one-third of the cost along the arterial roadways (a L&L District would need to meet the benefit rules under Proposition 218 to determine precise costs that could be funded through this mechanism). One of these three funding mechanisms should be, and are assumed to be in this analysis, used to fund all costs related to right-of-maintenance costs within subdivisions. Depending on the specific improvements being maintained, a Mello-Roos CFD may be able to fund greater than one-third of the right-of-maintenance costs, which could reduce the General Fund cost some. The amount of new right-of-way maintenance to be maintained by the City annually was estimated by the Public Works Department.

Figure A-1

Ceres Citywide Fiscal Study

New Development Through 2015

Fiscal Impact Summary for Operations & (Constant 1998-99 \$'s)

BASELINE PROJECTION: CURRENT BUDGET

page 1 of 2

ITEM	Fiscal Year Ending									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
GENERAL FUND REVENUES										
Property Tax	\$19,548	\$44,682	\$69,748	\$98,029	\$123,004	\$147,983	\$172,985	\$198,028	\$223,128	\$248,300
Real Property Transfer Tax	\$18,961	\$20,480	\$22,014	\$26,793	\$25,471	\$27,050	\$28,644	\$30,253	\$31,876	\$33,515
Sales Tax	\$60,255	\$120,509	\$180,764	\$250,140	\$310,395	\$370,649	\$430,904	\$491,159	\$551,413	\$611,668
Motor Vehicle in-Lieu Tax	\$28,200	\$56,400	\$84,600	\$127,800	\$156,000	\$184,200	\$212,400	\$240,600	\$268,800	\$297,000
Utility Users Tax - Electrical	\$8,745	\$17,490	\$26,234	\$38,900	\$47,645	\$56,390	\$65,135	\$73,879	\$82,624	\$91,369
Utility Users Tax - Natural Gas	\$2,098	\$4,196	\$6,294	\$9,332	\$11,430	\$13,528	\$15,626	\$17,724	\$19,821	\$21,919
Utility Users Tax - Cable TV	\$1,443	\$2,886	\$4,328	\$6,539	\$7,981	\$9,424	\$10,867	\$12,310	\$13,753	\$15,195
Utility Users Tax - Telephone	\$4,417	\$8,833	\$13,250	\$19,647	\$24,063	\$28,480	\$32,896	\$37,313	\$41,729	\$46,146
Business License	\$12,450	\$24,900	\$37,350	\$49,800	\$62,250	\$74,700	\$87,149	\$99,599	\$112,049	\$124,499
Fees, Forfeitures, and Penalties	\$1,919	\$3,838	\$5,757	\$8,536	\$10,455	\$12,374	\$14,293	\$16,212	\$18,131	\$20,050
Bldg Chrg. Offsetting Other Dept Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable TV Franchise	\$2,514	\$5,028	\$7,542	\$11,393	\$13,907	\$16,421	\$18,935	\$21,449	\$23,963	\$26,477
Public Utilities Franchise	\$662	\$1,325	\$1,987	\$2,947	\$3,609	\$4,272	\$4,934	\$5,597	\$6,259	\$6,922
Bonzi Refuse Franchise	\$6,183	\$12,366	\$18,549	\$27,505	\$33,688	\$39,872	\$46,055	\$52,238	\$58,421	\$64,604
Other Miscellaneous Revenue	\$331	\$662	\$994	\$1,473	\$1,805	\$2,136	\$2,467	\$2,798	\$3,130	\$3,461
TOTAL GENERAL FUND REVENUE	\$167,726	\$323,596	\$479,412	\$678,835	\$831,704	\$987,479	\$1,143,291	\$1,299,159	\$1,455,099	\$1,611,126
GENERAL FUND EXPENSES										
Police	\$88,748	\$177,497	\$266,245	\$394,790	\$483,538	\$572,286	\$661,034	\$749,783	\$838,531	\$927,279
Emergency Services	\$24,735	\$49,469	\$74,204	\$110,030	\$134,765	\$159,499	\$184,234	\$208,969	\$233,703	\$258,438
P.W. Administration	\$2,273	\$4,546	\$6,819	\$10,111	\$12,384	\$14,656	\$16,929	\$19,202	\$21,475	\$23,748
Engineering	\$1,427	\$2,853	\$4,280	\$6,346	\$7,773	\$9,200	\$10,626	\$12,053	\$13,480	\$14,906
Equipment	\$166	\$331	\$497	\$737	\$902	\$1,068	\$1,234	\$1,399	\$1,565	\$1,730
Streets	\$5,934	\$12,165	\$18,099	\$27,296	\$33,527	\$39,461	\$45,395	\$51,626	\$57,560	\$63,791
Parks & Grounds	\$18,906	\$37,902	\$57,385	\$85,919	\$104,915	\$123,821	\$142,727	\$162,299	\$181,206	\$200,202
Facility Services	\$481	\$963	\$1,444	\$2,141	\$2,623	\$3,104	\$3,586	\$4,067	\$4,549	\$5,030
Community Services	\$2,845	\$5,689	\$8,534	\$12,891	\$15,736	\$18,581	\$21,425	\$24,270	\$27,114	\$29,959
General City	\$2,718	\$5,436	\$8,154	\$12,091	\$14,808	\$17,526	\$20,244	\$22,962	\$25,680	\$28,398
City Council	\$944	\$1,889	\$2,833	\$4,200	\$5,145	\$6,089	\$7,033	\$7,977	\$8,922	\$9,866
City Manager	\$2,460	\$4,920	\$7,380	\$10,943	\$13,403	\$15,863	\$18,322	\$20,782	\$23,242	\$25,702
Management Services	\$3,548	\$7,097	\$10,645	\$15,785	\$19,333	\$22,881	\$26,430	\$29,978	\$33,526	\$37,075
City Clerk	\$432	\$864	\$1,296	\$1,922	\$2,355	\$2,787	\$3,219	\$3,651	\$4,083	\$4,515
Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Finance	\$3,114	\$6,228	\$9,341	\$13,851	\$16,965	\$20,079	\$23,193	\$26,306	\$29,420	\$32,534
Planning	\$5,582	\$11,164	\$16,746	\$24,830	\$30,412	\$35,994	\$41,576	\$47,158	\$52,740	\$58,322
Capital Outlay	\$7,091	\$14,183	\$21,274	\$31,545	\$38,636	\$45,727	\$52,819	\$59,910	\$67,001	\$74,092
General Plan Update	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000
TOTAL GENERAL FUND EXPENSES	\$171,404	\$343,194	\$515,174	\$765,429	\$937,219	\$1,108,623	\$1,280,027	\$1,552,393	\$1,723,797	\$1,895,588
OPERATING SURPLUS (DEFICIT)	(\$3,678)	(\$19,599)	(\$35,763)	(\$86,594)	(\$105,515)	(\$121,144)	(\$136,736)	(\$253,234)	(\$268,698)	(\$284,462)

Figure A-1

Ceres Citywide Fiscal Study

New Development Through 2015

Fiscal Impact Summary for Operations &

BASELINE PROJECTION: CURRENT BUDGET

page 2 of 2

ITEM	Fiscal Year Ending							% of 2015 Total
	2009	2010	2011	2012	2013	2014	2015	
GENERAL FUND REVENUES								
Property Tax	\$273,558	\$298,914	\$327,919	\$353,477	\$379,170	\$405,007	\$430,998	15.7%
Real Property Transfer Tax	\$35,168	\$36,837	\$42,031	\$40,598	\$42,315	\$44,048	\$45,797	1.7%
Sales Tax	\$671,923	\$732,178	\$801,918	\$862,173	\$922,428	\$982,682	\$1,042,937	37.9%
Motor Vehicle in-Lieu Tax	\$325,200	\$353,400	\$397,200	\$425,400	\$453,600	\$481,800	\$510,000	18.6%
Utility Users Tax - Electrical	\$100,114	\$108,858	\$121,681	\$130,426	\$139,171	\$147,916	\$156,660	5.7%
Utility Users Tax - Natural Gas	\$24,017	\$26,115	\$29,191	\$31,289	\$33,387	\$35,485	\$37,583	1.4%
Utility Users Tax - Cable TV	\$16,638	\$18,081	\$20,322	\$21,765	\$23,207	\$24,650	\$26,093	0.9%
Utility Users Tax - Telephone	\$50,562	\$54,979	\$61,455	\$65,872	\$70,288	\$74,705	\$79,121	2.9%
Business License	\$136,949	\$149,399	\$161,849	\$174,299	\$186,749	\$199,199	\$211,649	7.7%
Fees, Forfeitures, and Penalties	\$21,969	\$23,888	\$26,702	\$28,621	\$30,540	\$32,459	\$34,378	1.3%
Bldg Chrg. Offsetting Other Dept Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Cable TV Franchise	\$28,991	\$31,505	\$35,409	\$37,923	\$40,437	\$42,951	\$45,465	1.7%
Public Utilities Franchise	\$7,584	\$8,247	\$9,218	\$9,881	\$10,543	\$11,206	\$11,868	0.4%
Bonzi Refuse Franchise	\$70,787	\$76,971	\$86,037	\$92,221	\$98,404	\$104,587	\$110,770	4.0%
Other Miscellaneous Revenue	\$3,792	\$4,123	\$4,609	\$4,940	\$5,272	\$5,603	\$5,934	0.2%
TOTAL GENERAL FUND REVENUE	\$1,767,254	\$1,923,495	\$2,125,544	\$2,278,884	\$2,435,511	\$2,592,298	\$2,749,254	100.0%
GENERAL FUND EXPENSES								
Police	\$1,016,028	\$1,104,776	\$1,234,912	\$1,323,661	\$1,412,409	\$1,501,157	\$1,589,906	51.6%
Emergency Services	\$283,173	\$307,907	\$344,177	\$368,912	\$393,646	\$418,381	\$443,116	14.4%
P.W. Administration	\$26,021	\$28,294	\$31,626	\$33,899	\$36,172	\$38,445	\$40,718	1.3%
Engineering	\$16,333	\$17,760	\$19,852	\$21,278	\$22,705	\$24,132	\$25,558	0.8%
Equipment	\$1,896	\$2,062	\$2,305	\$2,470	\$2,636	\$2,801	\$2,967	0.1%
Streets	\$63,791	\$75,659	\$85,153	\$91,087	\$97,318	\$103,252	\$109,186	3.5%
Parks & Grounds	\$219,108	\$238,014	\$267,214	\$286,120	\$305,693	\$324,599	\$343,505	11.2%
Facility Services	\$5,511	\$5,993	\$6,699	\$7,180	\$7,661	\$8,143	\$8,624	0.3%
Community Services	\$32,804	\$35,648	\$40,066	\$42,911	\$45,756	\$48,600	\$51,445	1.7%
General City	\$31,116	\$33,834	\$37,820	\$40,537	\$43,255	\$45,973	\$48,691	1.6%
City Council	\$10,810	\$11,755	\$13,139	\$14,083	\$15,028	\$15,972	\$16,916	0.5%
City Manager	\$28,162	\$30,622	\$34,229	\$36,689	\$39,149	\$41,609	\$44,069	1.4%
Management Services	\$40,623	\$44,172	\$49,375	\$52,923	\$56,471	\$60,020	\$63,568	2.1%
City Clerk	\$4,948	\$5,380	\$6,013	\$6,446	\$6,878	\$7,310	\$7,742	0.3%
Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Finance	\$35,648	\$38,762	\$43,327	\$46,441	\$49,555	\$52,669	\$55,783	1.8%
Planning	\$63,903	\$69,485	\$77,670	\$83,252	\$88,834	\$94,416	\$99,998	3.2%
Capital Outlay	\$81,184	\$88,275	\$98,673	\$105,764	\$112,856	\$119,947	\$127,038	4.1%
General Plan Update	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
TOTAL GENERAL FUND EXPENSES	\$2,061,058	\$2,138,395	\$2,392,251	\$2,563,655	\$2,736,021	\$2,907,425	\$3,078,829	100.0%
OPERATING SURPLUS (DEFICIT)	(\$293,804)	(\$214,900)	(\$266,707)	(\$284,770)	(\$300,510)	(\$315,127)	(\$329,575)	

Figure A-2
Ceres Citywide Fiscal Study
New Development Through 2015
Land Use Development Plan

Land Use	Estimated Acres	Estimated Units per Acre/ FAR	Estimated Dwelling Units	Estimated Square Feet
Residential:				
Single Family Units	799.0	5.0	3,995	
Multi-Family Units	12.8	20.0	255	
Total Residential	811.8		4,250	
Non-Residential:				
Retail & Service	75.5	0.250		821,700
Office	3.0	0.300		39,000
Miscellaneous Commercial	23.9	0.275		286,000
Industrial/Wholesale	72.0	0.375		1,176,821
Government	19.0	0.300		247,700
Total Non-Residential	193.3			2,571,221
Totals	1,005.1		4,250	2,571,221

"land_use_plan"

Sources: City of Ceres General Plan February 1997, City of Ceres Planning and Community Development Department, and EPS.

Figure A-3
Ceres Citywide Fiscal Study
New Development Through 2015
General Assumptions

General		
Base Budget Used in Analysis	1998-99	
Fiscal Year Dollars Discounted to	1998-99	
Inflation (Discount) Rate (1)	3.0%	
Legislated Tax Escalation Rate	2.0%	
Property Appreciation Rate (2)	3.5%	
General Demographic	As of Jan. 1, 1997	Est. of Jan. 1, 1998
City of Ceres Population (3)	31,750	32,250
Employees in Ceres (est.) (4)	11,070	11,240
Ceres Persons Served (5)	37,285	37,870
Ceres Fire Department Persons Served (6)	48,735	49,320

"general_assumptions"

- (1) The discount rate is the factor used in taking the present value of any inflated dollars.
- (2) Inflation plus .5% real-market appreciation.
- (3) Population estimate is by the State Dept. of Finance.
- (4) Employee estimate based on SAAG estimate from 1990 Census data which EPS increased at the same growth rate as the City population growth rate to derive the 1996 and 1997 estimates. Employees represent approximately 24.5% of residents.
- (5) Persons served is defined as population plus 50% of employees.
- (6) The Ceres Fire Department provides fire protection services to the City of Ceres, the Ceres Fire Protection District, and Industrial Fire area. The population and employee estimate of the area outside of the City being served by the City Fire Department is 11,000 additional people and 900 additional employees (50 % of 900 employees is used).

Sources: State Department of Finance, SAAG, Ceres Planning and Community Development Department, and EPS.

Figure A-4
Ceres Citywide Fiscal Study
New Development Through 2015
Land Use Assumptions

Land Use	Descriptive Units	Units per Net Acre (1)	Value per Unit (2)	Annual Turnover Rate	Persons per DU (3)	Sq. Ft. Per Employee (4)
Single Family Residential	dwelling unit	5.0	\$125,000	8%	3.00	0
Multi-Famly Residential	dwelling unit	20.0	\$65,000	8%	3.00	0
Retail & Service	square feet	12,018	\$90	4%	0.00	450
Office	square feet	10,890	\$100	4%	0.00	300
Miscellaneous Commercial	square feet	13,068	\$70	4%	0.00	450
Industrial/Wholesale	square feet	16,335	\$50	4%	0.00	1,125
Government	square feet	13,068	\$0	4%	0.00	300
Not Used	square feet	0	\$0	0%	0.00	0
Not Used	square feet	0	\$0	0%	0.00	0

"land_use_assumptions"

(1) Assumed Floor Area Ratios are:

Retail & Service	0.276
Office	0.250
Miscellaneous Commercial	0.300
Industrial/Wholesale	0.375
Government	0.300

(2) Assumes that the value per unit is for fiscal year 1998-1999.

(3) Persons per household based on the City of Ceres General Plan.

(4) Square feet per employee estimate provided by Ceres Planning and Community Development Dept. and EPS.

Source: City of Ceres Planning and Community Development Department, and EPS.

Figure A-5
Ceres Citywide Fiscal Study
New Development Through 2015
Development Schedule

page 1 of 2

Land Use	Total	Fiscal Year Ending									
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Annual Development Schedule											
Single Family Units (units)	3,995	235	235	235	235	235	235	235	235	235	235
Multi-Family Units (units)	255	0	0	0	125	0	0	0	0	0	0
Subtotal Residential Units											
Retail & Service (sq. ft.)	821,700	48,335	48,335	48,335	48,335	48,335	48,335	48,335	48,335	48,335	48,335
Office (sq. ft.)	39,000	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294
Miscellaneous Commercial (sq. ft.)	286,000	16,824	16,824	16,824	16,824	16,824	16,824	16,824	16,824	16,824	16,824
Industrial/Wholesale (sq. ft.)	1,176,821	69,225	69,225	69,225	69,225	69,225	69,225	69,225	69,225	69,225	69,225
Government (sq. ft.)	247,700	14,571	14,571	14,571	14,571	14,571	14,571	14,571	14,571	14,571	14,571
Cumulative Development Schedule											
Single Family Units (units)	3,995	235	470	705	940	1,175	1,410	1,645	1,880	2,115	2,350
Multi-Family Units (units)	255	0	0	0	125	125	125	125	125	125	125
Subtotal Residential Units	4,250	235	470	705	1,065	1,300	1,535	1,770	2,005	2,240	2,475
Retail & Service (sq. ft.)	821,700	48,335	96,671	145,006	193,341	241,676	290,012	338,347	386,682	435,018	483,353
Office (sq. ft.)	39,000	2,294	4,588	6,882	9,176	11,471	13,765	16,059	18,353	20,647	22,941
Miscellaneous Commercial (sq. ft.)	286,000	16,824	33,647	50,471	67,294	84,118	100,941	117,765	134,588	151,412	168,235
Industrial/Wholesale (sq. ft.)	1,176,821	69,225	138,450	207,674	276,899	346,124	415,349	484,573	553,798	623,023	692,248
Government (sq. ft.)	247,700	14,571	29,141	43,712	58,282	72,853	87,424	101,994	116,565	131,135	145,706
Cumulative Population	12,750	705	1,410	2,115	3,195	3,900	4,605	5,310	6,015	6,720	7,425
Cumulative Employees	4,463	263	525	788	1,050	1,313	1,575	1,838	2,100	2,363	2,625
Cumulative Persons Served	14,982	836	1,673	2,509	3,720	4,556	5,393	6,229	7,065	7,901	8,738

"dev_schedule"

Sources: City of Ceres Planning and Community Development Department, and EPS.

Figure A-5
Ceres Citywide Fiscal Study
New Development Through 2015
Development Schedule

page 2 of 2

Land Use	Total	Fiscal Year Ending						
		2009	2010	2011	2012	2013	2014	2015
Annual Development Schedule								
Single Family Units (units)	3,995	235	235	235	235	235	235	235
Multi-Family Units (units)	255	0	0	130	0	0	0	0
Subtotal Residential Units								
Retail & Service (sq. ft.)	821,700	48,335	48,335	48,335	48,335	48,335	48,335	48,335
Office (sq. ft.)	39,000	2,294	2,294	2,294	2,294	2,294	2,294	2,294
Miscellaneous Commercial (sq. ft.)	286,000	16,824	16,824	16,824	16,824	16,824	16,824	16,824
Industrial/Wholesale (sq. ft.)	1,176,821	69,225	69,225	69,225	69,225	69,225	69,225	69,225
Government (sq. ft.)	247,700	14,571	14,571	14,571	14,571	14,571	14,571	14,571
Cumulative Development Schedule								
Single Family Units (units)	3,995	2,585	2,820	3,055	3,290	3,525	3,760	3,995
Multi-Family Units (units)	255	125	125	255	255	255	255	255
Subtotal Residential Units	4,250	2,710	2,945	3,310	3,545	3,780	4,015	4,250
Retail & Service (sq. ft.)	821,700	531,688	580,024	628,359	676,694	725,029	773,365	821,700
Office (sq. ft.)	39,000	25,235	27,529	29,824	32,118	34,412	36,706	39,000
Miscellaneous Commercial (sq. ft.)	286,000	185,059	201,882	218,706	235,529	252,353	269,176	286,000
Industrial/Wholesale (sq. ft.)	1,176,821	761,472	830,697	899,922	969,147	1,038,371	1,107,596	1,176,821
Government (sq. ft.)	247,700	160,276	174,847	189,418	203,988	218,559	233,129	247,700
Cumulative Population	12,750	8,130	8,835	9,930	10,635	11,340	12,045	12,750
Cumulative Employees	4,463	2,888	3,151	3,413	3,676	3,938	4,201	4,463
Cumulative Persons Served	14,982	9,574	10,410	11,637	12,473	13,309	14,145	14,982

"dev_schedule"

Sources: City of Ceres Planning and Community Development Department, and EPS.

Table A-5A
Ceres Citywide Fiscal Study
New Development Through 2015
Resident Population and Employees
by Land Use

Land Use	Total	Fiscal Year Ending									
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Resident Population											
Single Family Units (units)	11,985	705	705	705	705	705	705	705	705	705	705
Multi-Family Units (units)	765	0	0	0	375	0	0	0	0	0	0
Retail & Service	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Commercial	0	0	0	0	0	0	0	0	0	0	0
Industrial/Wholesale	0	0	0	0	0	0	0	0	0	0	0
Annual Total Population		705	705	705	1,080	705	705	705	705	705	705
Cumulative Total Population	12,750	705	1,410	2,115	3,195	3,900	4,605	5,310	6,015	6,720	7,425
Employees											
Retail & Service	1,826	107	107	107	107	107	107	107	107	107	107
Office	130	8	8	8	8	8	8	8	8	8	8
Miscellaneous Commercial	636	37	37	37	37	37	37	37	37	37	37
Industrial/Wholesale	1,046	62	62	62	62	62	62	62	62	62	62
Government	826	49	49	49	49	49	49	49	49	49	49
Annual New Employees		263	263	263	263	263	263	263	263	263	263
Cumulative Total Employees	4,463	263	525	788	1,050	1,313	1,575	1,838	2,100	2,363	2,625

"population"

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Table A-5A
Ceres Citywide Fiscal Study
New Development Through 2015
Resident Population and Employees
by Land Use

page 2 of 2

Land Use	Total	Fiscal Year Ending						
		2009	2010	2011	2012	2013	2014	2015
Resident Population								
Single Family Units (units)	11,985	705	705	705	705	705	705	705
Multi-Family Units (units)	765	0	0	390	0	0	0	0
Retail & Service	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0
Miscellaneous Commercial	0	0	0	0	0	0	0	0
Industrial/Wholesale	0	0	0	0	0	0	0	0
Annual Total Population		705	705	1,095	705	705	705	705
Cumulative Total Population	12,750	8,130	8,835	9,930	10,635	11,340	12,045	12,750
Employees								
Retail & Service	1,826	107	107	107	107	107	107	107
Office	130	8	8	8	8	8	8	8
Miscellaneous Commercial	636	37	37	37	37	37	37	37
Industrial/Wholesale	1,046	62	62	62	62	62	62	62
Government	826	49	49	49	49	49	49	49
Annual New Employees		263	263	263	263	263	263	263
Cumulative Total Employees	4,463	2,888	3,151	3,413	3,676	3,938	4,201	4,463

"population"

A-16

Figure B-1
Ceres Citywide Fiscal Study
New Development Through 2015
Revenue Estimating Procedure for General Fund

General Fund Revenues	Estimating Procedure	City of Ceres FY98-99 Budget	Percent of Budget Total	Est. Population, Employees, or Persons Served	Estimated Revenue Multiplier
Property Tax	Figure B-3	\$1,115,500	13.5%	N.A.	N.A.
Real Property Transfer Tax	Figure B-4	\$33,000	0.4%	N.A.	N.A.
Sales Tax	Figure B-5	\$2,800,000	34.0%	N.A.	N.A.
Sales Tax - Public Safety Augmentation	Figure B-5	\$85,000	1.0%	N.A.	N.A.
Transient Occupancy Tax	(1)	\$17,000	0.2%		
Motor Vehicle in-Lieu Tax	Per Capita	\$1,290,000	15.7%	32,250	\$40.00
Utility Users Tax - Electrical	Per Person Served	\$396,000	4.8%	37,870	\$10.46
Utility Users Tax - Natural Gas	Per Person Served	\$95,000	1.2%	37,870	\$2.51
Utility Users Tax - Cable TV	Per Capita	\$66,000	0.8%	32,250	\$2.05
Utility Users Tax - Telephone	Per Person Served	\$200,000	2.4%	37,870	\$5.28
Business License	Per Employee	\$533,000	6.5%	11,240	\$47.42
Other License and Permits	(2)	\$100,990	1.2%		
Fees, Forfeitures, and Penalties	Per Person Served	\$86,900	1.1%	37,870	\$2.29
Use of Money and Property	(1)	\$257,250	3.1%		
Industrial Fire	(1)	\$198,000	2.4%		
Other Revenue from Other Agencies	(2)	\$310,100	3.8%		
Charges for Current Services	(2)	\$192,690	2.3%		
Building Charges Offsetting Other Dept. Costs	Per Person Served	\$100	0.0%	37,870	\$0.00
Recreation Programs	(2)	\$23,045	0.3%		
Cable TV Franchise	Per Resident	\$115,000	1.4%	32,250	\$3.57
Public Utilities Franchise	Per Person Served	\$30,000	0.4%	37,870	\$0.79
Bonzi Refuse Franchise	Per Person Served	\$280,000	3.4%	37,870	\$7.39
Other Miscellaneous Revenue	Per Person Served	\$15,000	0.2%	37,870	\$0.40
Total General and Public Safety Fund Support		\$8,239,575	100.0%		

N.A. - Not applicable for this revenue source.

"rev_est_proc"

(1) These revenues are not anticipated to be affected by new development and are thus not estimated in this study.

(2) These revenue sources are dedicated to, and directly offset, costs. These revenues have been combined and shown in the expenditure procedure figure (Figure C-1) as direct service charges, fees, and grants except for the portion of these revenues which are unaffected by new development as shown at the bottom of Figure C-7. The revenues which are affected by new development are deducted from gross expenditures to derive net expenditures in Figure C-1.

Figure B-2
Ceres Citywide Fiscal Study
New Development Through 2015
Annual Revenues
(Constant 1998-1999 \$'s)

page 1 of 2

Revenues	Fiscal Year Ending									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Property Tax	\$19,548	\$44,682	\$69,748	\$98,029	\$123,004	\$147,983	\$172,985	\$198,028	\$223,128	\$248,300
Real Property Transfer Tax	\$18,961	\$20,480	\$22,014	\$26,793	\$25,471	\$27,050	\$28,644	\$30,253	\$31,876	\$33,515
Sales Tax	\$60,255	\$120,509	\$180,764	\$250,140	\$310,395	\$370,649	\$430,904	\$491,159	\$551,413	\$611,668
Motor Vehicle in-Lieu Tax	\$28,200	\$56,400	\$84,600	\$127,800	\$156,000	\$184,200	\$212,400	\$240,600	\$268,800	\$297,000
Utility Users Tax - Electrical	\$8,745	\$17,490	\$26,234	\$38,900	\$47,645	\$56,390	\$65,135	\$73,879	\$82,624	\$91,369
Utility Users Tax - Natural Gas	\$2,098	\$4,196	\$6,294	\$9,332	\$11,430	\$13,528	\$15,626	\$17,724	\$19,821	\$21,919
Utility Users Tax - Cable TV	\$1,443	\$2,886	\$4,328	\$6,539	\$7,981	\$9,424	\$10,867	\$12,310	\$13,753	\$15,195
Utility Users Tax - Telephone	\$4,417	\$8,833	\$13,250	\$19,647	\$24,063	\$28,480	\$32,896	\$37,313	\$41,729	\$46,146
Business License	\$12,450	\$24,900	\$37,350	\$49,800	\$62,250	\$74,700	\$87,149	\$99,599	\$112,049	\$124,499
Fees, Forfeitures, and Penalties	\$1,919	\$3,838	\$5,757	\$8,536	\$10,455	\$12,374	\$14,293	\$16,212	\$18,131	\$20,050
Bldg Chrg. Offsetting Other Dept Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable TV Franchise	\$2,514	\$5,028	\$7,542	\$11,393	\$13,907	\$16,421	\$18,935	\$21,449	\$23,963	\$26,477
Public Utilities Franchise	\$662	\$1,325	\$1,987	\$2,947	\$3,609	\$4,272	\$4,934	\$5,597	\$6,259	\$6,922
Bonzi Refuse Franchise	\$6,183	\$12,366	\$18,549	\$27,505	\$33,688	\$39,872	\$46,055	\$52,238	\$58,421	\$64,604
Other Miscellaneous Revenue	\$331	\$662	\$994	\$1,473	\$1,805	\$2,136	\$2,467	\$2,798	\$3,130	\$3,461
Total Revenues	\$167,726	\$323,596	\$479,412	\$678,835	\$831,704	\$987,479	\$1,143,291	\$1,299,159	\$1,455,099	\$1,611,126

"revenue"

4-18

Figure B-2
Ceres Citywide Fiscal Study
New Development Through 2015
Annual Revenues
(Constant 1998-1999 \$'s)

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Revenues	2009	2010	2011	Fiscal Year Ending		2014	2015
				2012	2013		
Property Tax	\$273,558	\$298,914	\$327,919	\$353,477	\$379,170	\$405,007	\$430,998
Real Property Transfer Tax	\$35,168	\$36,837	\$42,031	\$40,598	\$42,315	\$44,048	\$45,797
Sales Tax	\$671,923	\$732,178	\$801,918	\$862,173	\$922,428	\$982,682	\$1,042,937
Motor Vehicle in-Lieu Tax	\$325,200	\$353,400	\$397,200	\$425,400	\$453,600	\$481,800	\$510,000
Utility Users Tax - Electrical	\$100,114	\$108,858	\$121,681	\$130,426	\$139,171	\$147,916	\$156,660
Utility Users Tax - Natural Gas	\$24,017	\$26,115	\$29,191	\$31,289	\$33,387	\$35,485	\$37,583
Utility Users Tax - Cable TV	\$16,638	\$18,081	\$20,322	\$21,765	\$23,207	\$24,650	\$26,093
Utility Users Tax - Telephone	\$50,562	\$54,979	\$61,455	\$65,872	\$70,288	\$74,705	\$79,121
Business License	\$136,949	\$149,399	\$161,849	\$174,299	\$186,749	\$199,199	\$211,649
Fees, Forfeitures, and Penalties	\$21,969	\$23,888	\$26,702	\$28,621	\$30,540	\$32,459	\$34,378
Bldg Chrg. Offsetting Other Dept Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable TV Franchise	\$28,991	\$31,505	\$35,409	\$37,923	\$40,437	\$42,951	\$45,465
Public Utilities Franchise	\$7,584	\$8,247	\$9,218	\$9,881	\$10,543	\$11,206	\$11,868
Bonzi Refuse Franchise	\$70,787	\$76,971	\$86,037	\$92,221	\$98,404	\$104,587	\$110,770
Other Miscellaneous Revenue	\$3,792	\$4,123	\$4,609	\$4,940	\$5,272	\$5,603	\$5,934
Total Revenues	\$1,767,254	\$1,923,495	\$2,125,544	\$2,278,884	\$2,435,511	\$2,592,298	\$2,749,254

"revenue"

A-19

Figure B-3
Ceres Citywide Fiscal Study
New Development Through 2015
Property Tax

Item	Source/ Assump.	Fiscal Year Ending										
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
A.V. from Current City Limits (Const. FY98 \$1000's)		\$11,896	\$23,746	\$35,563	\$48,005	\$59,781	\$71,556	\$83,336	\$95,131	\$106,948	\$118,794	\$130,675
Property Tax @ 1% of A.V. to Ceres in Constant FY 1998 \$s	1%	\$118,960	\$237,464	\$355,633	\$480,050	\$597,814	\$715,556	\$833,362	\$951,313	\$1,069,483	\$1,187,939	\$1,306,747
Alloc. of Tax by Fund (Constant \$'s)	TRA 001-055											
Ceres Ceres General Fund	11.0198%	\$13,109	\$26,168	\$39,190	\$52,901	\$65,878	\$78,853	\$91,835	\$104,833	\$117,855	\$130,909	\$144,001
Other Agencies	88.9802%	\$105,851	\$211,296	\$316,442	\$427,149	\$531,936	\$636,703	\$741,527	\$846,480	\$951,628	\$1,057,031	\$1,162,746
Total Property Taxes	100.0000%	\$118,960	\$237,464	\$355,633	\$480,050	\$597,814	\$715,556	\$833,362	\$951,313	\$1,069,483	\$1,187,939	\$1,306,747
A.V. from Properties Req. Annexation		\$20,671	\$41,265	\$61,805	\$85,869	\$106,332	\$126,802	\$147,296	\$167,828	\$188,412	\$209,060	\$229,783
Present Assessed Value of Property		\$7,328	\$7,328	\$7,328	\$7,328	\$7,328	\$7,328	\$7,328	\$7,328	\$7,328	\$7,328	\$7,328
Incremental Assessed Value (Constant 98\$ \$s 1000's)		\$13,343	\$33,937	\$54,477	\$78,541	\$99,003	\$119,474	\$139,967	\$160,500	\$181,084	\$201,732	\$222,455
Property Tax @ 1% of A.V. to Ceres in Constant FY 1998 \$s	1%	\$133,427	\$339,369	\$544,769	\$785,407	\$990,033	\$1,194,736	\$1,399,675	\$1,604,997	\$1,810,836	\$2,017,315	\$2,224,550
Alloc. of Tax by Fund (Const. \$'s) (1)	Figure D-6											
City of Ceres General Fund	11.0374%	\$14,727	\$37,458	\$60,129	\$86,689	\$109,274	\$131,868	\$154,488	\$177,151	\$199,870	\$222,660	\$245,534
Other Agencies	88.9626%	\$118,700	\$301,911	\$484,641	\$698,718	\$880,758	\$1,062,867	\$1,245,187	\$1,427,846	\$1,610,966	\$1,794,655	\$1,979,016
Total Property Taxes	100.00%	\$133,427	\$339,369	\$544,769	\$785,407	\$990,033	\$1,194,736	\$1,399,675	\$1,604,997	\$1,810,836	\$2,017,315	\$2,224,550
City of Ceres Property Taxes:												
Ceres Property Taxes	From Above	\$27,836	\$63,626	\$99,319	\$139,590	\$175,152	\$210,721	\$246,323	\$281,984	\$317,725	\$353,569	\$389,535
Less Educational Rev. Augment. Fund	28.12%	\$7,828	\$17,892	\$27,928	\$39,253	\$49,253	\$59,255	\$69,266	\$79,294	\$89,344	\$99,424	\$109,537
Gross Property Tax to Ceres		\$20,009	\$45,734	\$71,390	\$100,337	\$125,899	\$151,466	\$177,057	\$202,690	\$228,381	\$254,145	\$279,998
Less Property Tax Administration Fee	2.3%	\$460	\$1,052	\$1,642	\$2,308	\$2,896	\$3,484	\$4,072	\$4,662	\$5,253	\$5,845	\$6,440
Net Property Tax to Ceres		\$19,548	\$44,682	\$69,748	\$98,029	\$123,004	\$147,983	\$172,985	\$198,028	\$223,128	\$248,300	\$273,558

Note: Excludes A.V. from properties within Redevelopment boundaries.

(1) The preliminary split shown is based on the Master Agreement for Sharing Property Taxes Resulting from Governmental Reorganization and Annexations between the County and the City of Ceres. It is possible that a different annexation sharing arrangement will be used in future annexations.

"property_tax"

Figure B-3
Ceres Citywide Fiscal Study
New Development Through 2015
Property Tax

Item	Source/ Assump.	Fiscal Year Ending					
		2010	2011	2012	2013	2014	2015
A.V. from Current City Limits (Const. FY98 \$1000's)		\$142,596	\$155,268	\$167,282	\$179,353	\$191,486	\$203,684
Property Tax @ 1% of A.V. to Ceres in Constant FY 1998 \$s	1%	\$1,425,965	\$1,552,681	\$1,672,821	\$1,793,532	\$1,914,860	\$2,036,845
<u>Alloc. of Tax by Fund (Constant \$'s)</u>	<u>TRA 001-055</u>						
Ceres Ceres General Fund	11.0198%	\$157,139	\$171,103	\$184,342	\$197,644	\$211,014	\$224,457
Other Agencies	88.9802%	\$1,268,826	\$1,381,579	\$1,488,479	\$1,595,888	\$1,703,846	\$1,812,388
Total Property Taxes	100.0000%	\$1,425,965	\$1,552,681	\$1,672,821	\$1,793,532	\$1,914,860	\$2,036,845
A.V. from Properties Req. Annexation		\$250,593	\$275,362	\$296,340	\$317,434	\$338,655	\$360,006
Present Assessed Value of Property		\$7,328	\$7,328	\$7,328	\$7,328	\$7,328	\$7,328
Incremental Assessed Value (Constant 98\$ \$s 1000's)		\$243,265	\$268,034	\$289,011	\$310,106	\$331,326	\$352,678
Property Tax @ 1% of A.V. to Ceres in Constant FY 1998 \$s	1%	\$2,432,645	\$2,680,339	\$2,890,111	\$3,101,060	\$3,313,261	\$3,526,780
<u>Alloc. of Tax by Fund (Const. \$'s) (1)</u>	<u>Figure D-6</u>						
City of Ceres General Fund	11.0374%	\$268,502	\$295,841	\$318,994	\$342,278	\$365,699	\$389,266
Other Agencies	88.9626%	\$2,164,143	\$2,384,498	\$2,571,117	\$2,758,783	\$2,947,561	\$3,137,514
Total Property Taxes	100.00%	\$2,432,645	\$2,680,339	\$2,890,111	\$3,101,060	\$3,313,261	\$3,526,780
City of Ceres Property Taxes:							
Ceres Property Taxes	From Above	\$425,641	\$466,944	\$503,336	\$539,922	\$576,713	\$613,723
Less Educational Rev. Augment. Fund	28.12%	\$119,690	\$131,305	\$141,538	\$151,826	\$162,172	\$172,579
Gross Property Tax to Ceres		\$305,951	\$335,639	\$361,798	\$388,096	\$414,542	\$441,144
Less Property Tax Administration Fee	2.3%	\$7,037	\$7,720	\$8,321	\$8,926	\$9,534	\$10,146
Net Property Tax to Ceres		\$298,914	\$327,919	\$353,477	\$379,170	\$405,007	\$430,998

"property_tax"

Figure B-4
Ceres Citywide Fiscal Study
New Development Through 2015
Real Property Transfer Tax

Description	Assumption	Fiscal Year Ending									
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Rate per \$1,000 value	\$0.55										
Residential Turnover Rate	8.0%										
All Other Property Turnover Rate	4.0%										
Percent of Transaction in Cash	95.0%										
Percent Sales of New Business Property (1)	75.0%										
A.V. from Single Family Homes		\$29,375,000	\$30,403,125	\$31,467,234	\$32,568,588	\$33,708,488	\$34,888,285	\$36,109,375	\$37,373,203	\$38,681,265	\$40,035,110
A.V. from New Apartments & Commercial Prop.		\$9,218,473	\$9,541,120	\$9,875,059	\$19,229,019	\$10,578,410	\$10,948,655	\$11,331,858	\$11,728,473	\$12,138,969	\$12,563,833
A.V. from Turnover of Single Family Homes		\$0	\$2,432,250	\$5,034,758	\$7,816,461	\$10,786,716	\$13,955,314	\$17,332,500	\$20,928,994	\$24,756,010	\$28,825,279
A.V. from Turnover of Apartments & Commercial		\$0	\$381,645	\$790,005	\$1,226,482	\$2,438,436	\$2,961,727	\$3,518,662	\$4,110,954	\$4,740,396	\$5,408,863
Tax from Sale of Single Family Homes		\$15,348	\$15,886	\$16,442	\$17,017	\$17,613	\$18,229	\$18,867	\$19,527	\$20,211	\$20,918
Tax from Sale of New Apartments & Com. Prop.		\$3,612	\$3,739	\$3,870	\$7,535	\$4,145	\$4,291	\$4,441	\$4,596	\$4,757	\$4,923
Tax from Turnover of Single Family Homes		\$0	\$1,271	\$2,631	\$4,084	\$5,636	\$7,292	\$9,056	\$10,935	\$12,935	\$15,061
Tax from Turnover of Apartments and Com.		\$0	\$199	\$413	\$641	\$1,274	\$1,548	\$1,839	\$2,148	\$2,477	\$2,826
Real Property Transfer Tax		\$18,961	\$21,095	\$23,355	\$29,277	\$28,668	\$31,359	\$34,203	\$37,207	\$40,380	\$43,729
Real Property Transfer Tax (Constant 1998\$'s)		\$18,961	\$20,480	\$22,014	\$26,793	\$25,471	\$27,050	\$28,644	\$30,253	\$31,876	\$33,515

"property_transfer_tax"

(1) Business property is defined as being multi-family and all other business use properties. A portion (25%) of these properties are assumed not to be sold when built, but instead owned by the developer.

Source: Economic & Planning Systems

Figure B-4
Ceres Citywide Fiscal Study
New Development Through 2015
Real Property Transfer Tax

Description	Assumption	Fiscal Year Ending						
		2009	2010	2011	2012	2013	2014	2015
Rate per \$1,000 value	\$0.55							
Residential Turnover Rate	8.0%							
All Other Property Turnover Rate	4.0%							
Percent of Transaction in Cash	95.0%							
Percent Sales of New Business Property (1)	75.0%							
A.V. from Single Family Homes		\$41,436,339	\$42,886,610	\$44,387,642	\$45,941,209	\$47,549,152	\$49,213,372	\$50,935,840
A.V. from New Apartments & Commercial Prop.		\$13,003,567	\$13,458,692	\$26,698,276	\$14,417,287	\$14,921,892	\$15,444,159	\$15,984,704
A.V. from Turnover of Single Family Homes		\$33,149,071	\$37,740,217	\$42,612,136	\$47,778,858	\$53,255,050	\$59,056,046	\$65,197,875
A.V. from Turnover of Apartments & Commercial		\$6,118,316	\$6,870,805	\$7,668,473	\$9,570,795	\$10,502,649	\$11,488,008	\$12,529,476
Tax from Sale of Single Family Homes		\$21,650	\$22,408	\$23,193	\$24,004	\$24,844	\$25,714	\$26,614
Tax from Sale of New Apartments & Com. Prop.		\$5,096	\$5,274	\$10,462	\$5,650	\$5,848	\$6,052	\$6,264
Tax from Turnover of Single Family Homes		\$17,320	\$19,719	\$22,265	\$24,964	\$27,826	\$30,857	\$34,066
Tax from Turnover of Apartments and Com.		\$3,197	\$3,590	\$4,007	\$5,001	\$5,488	\$6,002	\$6,547
Real Property Transfer Tax		\$47,263	\$50,992	\$59,927	\$59,619	\$64,005	\$68,625	\$73,491
Real Property Transfer Tax (Constant 1998\$'s)		\$35,168	\$36,837	\$42,031	\$40,598	\$42,315	\$44,048	\$45,797

"property_transfer_tax"

(1) Business property is defined as being multi-family and all other business use properties. A portion (25%) of these properties are assumed not to be sold when built, but instead owned by the developer.

Source: Economic & Planning Systems

Figure B-5
Ceres Citywide Fiscal Study
New Development Through 2015
Sales Tax Revenue (1998-1999 Constant Dollars)

Description	Source/ Assumption	Fiscal Year Ending									
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Total Taxable Sales from Market Support	<i>Figure B-5A</i>	\$3,030,397	\$6,060,794	\$9,091,191	\$12,948,860	\$15,979,257	\$19,009,654	\$22,040,051	\$25,070,448	\$28,100,845	\$31,131,242
<u>Taxable Sales from Non-Residential Sites</u>	<i>Figure B-5B</i>										
<u>Taxable Sales Captured</u>											
New On-Site Retail & Service Space	25%	\$1,510,478	\$3,020,956	\$4,531,434	\$6,041,912	\$7,552,390	\$9,062,868	\$10,573,346	\$12,083,824	\$13,594,301	\$15,104,779
New On-Site Office Space	75%	\$5,162	\$10,324	\$15,485	\$20,647	\$25,809	\$30,971	\$36,132	\$41,294	\$46,456	\$51,618
New On-Site Miscel. Commercial Space	50%	\$420,588	\$841,176	\$1,261,765	\$1,682,353	\$2,102,941	\$2,523,529	\$2,944,118	\$3,364,706	\$3,785,294	\$4,205,882
New On-Site Industrial/Wholesale Space	90%	\$498,418	\$996,837	\$1,495,255	\$1,993,673	\$2,492,091	\$2,990,510	\$3,488,928	\$3,987,346	\$4,485,765	\$4,984,183
Total Taxable Sales Capture from On-Site		\$2,434,646	\$4,869,292	\$7,303,939	\$9,738,585	\$12,173,231	\$14,607,877	\$17,042,524	\$19,477,170	\$21,911,816	\$24,346,462
Taxable Sales from Market Support & On-Site		\$5,465,043	\$10,930,086	\$16,395,129	\$22,687,445	\$28,152,488	\$33,617,531	\$39,082,575	\$44,547,618	\$50,012,661	\$55,477,704
Unallocated Taxable Sales	10% of above	\$546,504	\$1,093,009	\$1,639,513	\$2,268,745	\$2,815,249	\$3,361,753	\$3,908,257	\$4,454,762	\$5,001,266	\$5,547,770
Total Taxable Sales		\$6,011,547	\$12,023,095	\$18,034,642	\$24,956,190	\$30,967,737	\$36,979,285	\$42,990,832	\$49,002,380	\$55,013,927	\$61,025,474
Total Sales Tax Revenue	1.002%	\$60,255	\$120,509	\$180,764	\$250,140	\$310,395	\$370,649	\$430,904	\$491,159	\$551,413	\$611,668

"sales_tax_mix"

Figure B-5
Ceres Citywide Fiscal Study
New Development Through 2015
Sales Tax Revenue (1998-1999 Constant Dollars)

Description	Source/ Assumption	2009	2010	2011	2012	2013	2014	2015
Total Taxable Sales from Market Support	<i>Figure B-5A</i>	\$34,161,639	\$37,192,035	\$41,082,796	\$44,113,193	\$47,143,590	\$50,173,987	\$53,204,384
<u>Taxable Sales from Non-Residential Sites</u>	<i>Figure B-5B</i>							
<u>Taxable Sales Captured</u>								
New On-Site Retail & Service Space	25%	\$16,615,257	\$18,125,735	\$19,636,213	\$21,146,691	\$22,657,169	\$24,167,647	\$25,678,125
New On-Site Office Space	75%	\$56,779	\$61,941	\$67,103	\$72,265	\$77,426	\$82,588	\$87,750
New On-Site Miscel. Commercial Space	50%	\$4,626,471	\$5,047,059	\$5,467,647	\$5,888,235	\$6,308,824	\$6,729,412	\$7,150,000
New On-Site Industrial/Wholesale Space	90%	\$5,482,601	\$5,981,019	\$6,479,438	\$6,977,856	\$7,476,274	\$7,974,693	\$8,473,111
Total Taxable Sales Capture from On-Site		\$26,781,109	\$29,215,755	\$31,650,401	\$34,085,047	\$36,519,693	\$38,954,340	\$41,388,986
Taxable Sales from Market Support & On-Site		\$60,942,747	\$66,407,790	\$72,733,197	\$78,198,240	\$83,663,283	\$89,128,326	\$94,593,370
Unallocated Taxable Sales	10% of above	\$6,094,275	\$6,640,779	\$7,273,320	\$7,819,824	\$8,366,328	\$8,912,833	\$9,459,337
Total Taxable Sales		\$67,037,022	\$73,048,569	\$80,006,517	\$86,018,064	\$92,029,612	\$98,041,159	\$104,052,706
Total Sales Tax Revenue	1.002%	\$671,923	\$732,178	\$801,918	\$862,173	\$922,428	\$982,682	\$1,042,937

sales_tax_mix

Figure B-5A
Ceres Citywide Fiscal Study
New Development Through 2015
Taxable Sales - Hybrid Market Support (1998-1999 Constant Dollars)

Description	Assumption	Fiscal Year Ending									
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Taxable Sales from Market Support											
Sales and Use Tax Rate	1.002%										
Average Annual SF Household Income (1)	\$45,455										
Average Annual MF Household Income (1)	\$23,636										
Taxable Retail Expenditures per SF HH (2)	\$17,273										
Taxable Retail Expenditures per MF HH (2)	\$9,455										
Capture in Ceres	70%										
Average Daily Sales per New Employee	\$6.00										
Capture in Ceres	100%										
Work Days per year	240										
Cumulative New Single Family Households		235	470	705	940	1,175	1,410	1,645	1,880	2,115	2,350
Cumulative New Multi-Family Households		0	0	0	125	125	125	125	125	125	125
Cumulative New Employees		263	525	788	1,050	1,313	1,575	1,838	2,100	2,363	2,625
Taxable Sales to New Population		\$2,841,364	\$5,682,727	\$8,524,091	\$12,192,727	\$15,034,091	\$17,875,455	\$20,716,818	\$23,558,182	\$26,399,545	\$29,240,909
Taxable Sales to New Employees (3)		\$189,033	\$378,067	\$567,100	\$756,133	\$945,166	\$1,134,200	\$1,323,233	\$1,512,266	\$1,701,299	\$1,890,333
Total On-Site Taxable Sales Supported		\$3,030,397	\$6,060,794	\$9,091,191	\$12,948,860	\$15,979,257	\$19,009,654	\$22,040,051	\$25,070,448	\$28,100,845	\$31,131,242
Total Taxable Sales from Market Support		\$3,030,397	\$6,060,794	\$9,091,191	\$12,948,860	\$15,979,257	\$19,009,654	\$22,040,051	\$25,070,448	\$28,100,845	\$31,131,242

- (1) The average income per SF household is estimated to be approximately the weighted average home price of \$125,000 divided by 2.75. "sales_tax_demand"
The average income per MF household is estimated to be approximately the value per rental unit of \$65,000 divided by 2.75.
- (2) For SF households, assumes total expenditures are 95% of total income and taxable retail expenditures are 40 percent of expenditures, based on Bureau of Labor Stat. Survey.
For MF households, assumes total expenditures are 100% of total income and taxable retail expenditures are 40 percent of expenditures, based on Bureau of Labor Stat. Survey.
- (3) Taxable sales to new employees have been discounted by 50% in order to avoid over-estimation of household expenditures by employees living and working in Ceres.
- (4) Assumes 50% of on-site sale would not occur in the City of Ceres without the retail included in this Project.
- Sources: U.S Department of Labor Bureau of Labor Statistics, City of Ceres, and EPS.

Figure B-5A
Ceres Citywide Fiscal Study
New Development Through 2015
Taxable Sales - Hybrid Market Support (1998-1999 Cons)

Description	Assumption	2009	2010	2011	2012	2013	2014	2015
Taxable Sales from Market Support								
Sales and Use Tax Rate	1.002%							
Average Annual SF Household Income (1)	\$45,455							
Average Annual MF Household Income (1)	\$23,636							
Taxable Retail Expenditures per SF HH (2)	\$17,273							
Taxable Retail Expenditures per MF HH (2)	\$9,455							
Capture in Ceres	70%							
Average Daily Sales per New Employee	\$6.00							
Capture in Ceres	100%							
Work Days per year	240							
Cumulative New Single Family Households		2,585	2,820	3,055	3,290	3,525	3,760	3,995
Cumulative New Multi-Family Households		125	125	255	255	255	255	255
Cumulative New Employees		2,888	3,151	3,413	3,676	3,938	4,201	4,463
Taxable Sales to New Population		\$32,082,273	\$34,923,636	\$38,625,364	\$41,466,727	\$44,308,091	\$47,149,455	\$49,990,818
Taxable Sales to New Employees (3)		\$2,079,366	\$2,268,399	\$2,457,432	\$2,646,466	\$2,835,499	\$3,024,532	\$3,213,565
Total On-Site Taxable Sales Supported		\$34,161,639	\$37,192,035	\$41,082,796	\$44,113,193	\$47,143,590	\$50,173,987	\$53,204,384
Total Taxable Sales from Market Support		\$34,161,639	\$37,192,035	\$41,082,796	\$44,113,193	\$47,143,590	\$50,173,987	\$53,204,384

"sales_tax_demand"

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Figure B-5B
Ceres Citywide Fiscal Study
New Development Through 2015
Taxable Sales - Retail Space Method (1998-1999 Constant Dollars)

Description	Assumption	Fiscal Year Ending									
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Taxable Sales from Non-Residential Sites											
New On-Site Retail & Service Space		48,335	96,671	145,006	193,341	241,676	290,012	338,347	386,682	435,018	483,353
New On-Site Office Space		2,294	4,588	6,882	9,176	11,471	13,765	16,059	18,353	20,647	22,941
New On-Site Miscel. Commercial Space		16,824	33,647	50,471	67,294	84,118	100,941	117,765	134,588	151,412	168,235
New On-Site Industrial/Wholesale Space		69,225	138,450	207,674	276,899	346,124	415,349	484,573	553,798	623,023	692,248
Additional Regional Taxable Sales from:											
New On-Site Retail & Service Space	\$125 per s.f.	\$6,041,912	\$12,083,824	\$18,125,735	\$24,167,647	\$30,209,559	\$36,251,471	\$42,293,382	\$48,335,294	\$54,377,206	\$60,419,118
New On-Site Office Space	\$3 per s.f.	\$6,882	\$13,765	\$20,647	\$27,529	\$34,412	\$41,294	\$48,176	\$55,059	\$61,941	\$68,824
New On-Site Miscel. Commercial Space	\$50 per s.f.	\$841,176	\$1,682,353	\$2,523,529	\$3,364,706	\$4,205,882	\$5,047,059	\$5,888,235	\$6,729,412	\$7,570,588	\$8,411,765
New On-Site Industrial/Wholesale Space	\$8 per s.f.	\$553,798	\$1,107,596	\$1,661,394	\$2,215,192	\$2,768,991	\$3,322,789	\$3,876,587	\$4,430,385	\$4,984,183	\$5,537,981
Total Additional Regional Taxable Sales		\$7,443,769	\$14,887,537	\$22,331,306	\$29,775,075	\$37,218,843	\$44,662,612	\$52,106,381	\$59,550,150	\$66,993,918	\$74,437,687

"sales_tax_supply"

Figure B-5B
Ceres Citywide Fiscal Study
New Development Through 2015
Taxable Sales - Retail Space Method (1998-1999 Constan

Description	Assumption	2009	2010	2011	2012	2013	2014	2015
Taxable Sales from Non-Residential Sites								
New On-Site Retail & Service Space		531,688	580,024	628,359	676,694	725,029	773,365	821,700
New On-Site Office Space		25,235	27,529	29,824	32,118	34,412	36,706	39,000
New On-Site Miscel. Commercial Space		185,059	201,882	218,706	235,529	252,353	269,176	286,000
New On-Site Industrial/Wholesale Space		761,472	830,697	899,922	969,147	1,038,371	1,107,596	1,176,821
Additional Regional Taxable Sales from:								
New On-Site Retail & Service Space	\$125 per s.f.	\$66,461,029	\$72,502,941	\$78,544,853	\$84,586,765	\$90,628,676	\$96,670,588	\$102,712,500
New On-Site Office Space	\$3 per s.f.	\$75,706	\$82,588	\$89,471	\$96,353	\$103,235	\$110,118	\$117,000
New On-Site Miscel. Commercial Space	\$50 per s.f.	\$9,252,941	\$10,094,118	\$10,935,294	\$11,776,471	\$12,617,647	\$13,458,824	\$14,300,000
New On-Site Industrial/Wholesale Space	\$8 per s.f.	\$6,091,779	\$6,645,577	\$7,199,375	\$7,753,173	\$8,306,972	\$8,860,770	\$9,414,568
Total Additional Regional Taxable Sales		\$81,881,456	\$89,325,224	\$96,768,993	\$104,212,762	\$111,656,530	\$119,100,299	\$126,544,068

"sales_tax_supply"

Figure C-1
Ceres Citywide Fiscal Study
New Development Through 2015
Expenditure Estimating Procedure (constant 1998-99 \$'s)

Dept #	Department/Division	Estimating Procedure	FY98-99 General Fund	Less Offsetting Fees, Grants, and Service Charges	FY98-99 Net General Fund Expenses	% of Net Costs	Applicable Service Units	Cost per Service Unit	Cost Multiplier Per (1)	
									Per Resident	Per Employee
10	Police	Case Study - Figure C-3	\$4,262,000	\$243,100	\$4,018,900	50.4%	37,870	\$106.12	\$106.12	\$53.06
15	Emergency Services	Case Study - Figure C-4	\$1,348,900	\$67,150	\$1,281,750	16.1%	49,320	\$29.58	\$29.58	\$14.79
18	P.W. Administration	Cost per Person Served	\$113,325	\$10,400	\$102,925	1.3%	37,870	\$2.72	\$2.72	\$1.36
19	Engineering	Cost per Person Served	\$65,405	\$800	\$64,605	0.8%	37,870	\$1.71	\$1.71	\$0.85
20	Equipment	Cost per Person Served	\$7,500		\$7,500	0.1%	37,870	\$0.20	\$0.20	\$0.10
30	Streets	Per Road Mile	\$264,070		\$264,070	3.3%	89	\$2,967	N.A.	N.A.
40	Parks & Grounds	Case Study - Figure C-5	\$524,300	\$7,000	\$517,300	6.5%	N.A.	N.A.		
41	Facility Services	Cost per Person Served	\$21,800		\$21,800	0.3%	37,870	\$0.58	\$0.58	\$0.29
55	Community Services	Cost per Capita	\$153,170	\$23,045	\$130,125	1.6%	32,250	\$4.03	\$4.03	\$0.00
60	General City	Cost per Person Served	\$123,080		\$123,080	1.5%	37,870	\$3.25	\$3.25	\$1.63
63	City Council	Cost per Person Served	\$42,760		\$42,760	0.5%	37,870	\$1.13	\$1.13	\$0.56
65	City Manager	Cost per Person Served	\$111,395		\$111,395	1.4%	37,870	\$2.94	\$2.94	\$1.47
66	Management Services	Cost per Person Served	\$160,685		\$160,685	2.0%	37,870	\$4.24	\$4.24	\$2.12
67	City Clerk	Cost per Person Served	\$19,570		\$19,570	0.2%	37,870	\$0.52	\$0.52	\$0.26
70	Building	Cost per Person Served	\$150,000	\$150,000	\$0	0.0%	37,870	\$0.00	\$0.00	\$0.00
73	Finance	Cost per Person Served	\$217,505	\$76,500	\$141,005	1.8%	37,870	\$3.72	\$3.72	\$1.86
75	Planning	Cost per Person Served	\$273,970	\$21,200	\$252,770	3.2%	37,870	\$6.67	\$6.67	\$3.34
95	Capital Outlay	Cost per Person Served	\$321,122		\$321,122	4.0%	37,870	\$8.48	\$8.48	\$4.24
95	Debt Service (2)	Not Estimated	\$386,180		\$386,180	4.8%	N.A.	N.A.	\$0.00	\$0.00
	General Plan Update	Input	--		--				--	--
Total General Fund Expenses			\$8,566,737	\$599,195	\$7,967,542	100.0%			\$175.89	\$85.93

"expense_multiplier"

(1) The cost multipliers shown per resident and per employee exclude street and park and grounds maintenance costs which are related to street miles and park acres not to residents and employees.

(2) This cost represents General Fund Debt Service for the public safety building C.O.P. The last principal payment is in 1998, thus there is no ongoing future cost.

Source: City of Ceres Municipal Budget 1998-1999, City of Ceres Finance Department, and EPS.

Figure C-2
Ceres Citywide Fiscal Study
New Development Through 2015
Annual General Fund Expenses (Constant 1998 - 1999 \$'s)

page 1 of 2

EXPENSE CATEGORY	Fiscal Year Ending									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Police	\$88,748	\$177,497	\$266,245	\$394,790	\$483,538	\$572,286	\$661,034	\$749,783	\$838,531	\$927,279
Emergency Services	\$24,735	\$49,469	\$74,204	\$110,030	\$134,765	\$159,499	\$184,234	\$208,969	\$233,703	\$258,438
P.W. Administration	\$2,273	\$4,546	\$6,819	\$10,111	\$12,384	\$14,656	\$16,929	\$19,202	\$21,475	\$23,748
Engineering	\$1,427	\$2,853	\$4,280	\$6,346	\$7,773	\$9,200	\$10,626	\$12,053	\$13,480	\$14,906
Equipment	\$166	\$331	\$497	\$737	\$902	\$1,068	\$1,234	\$1,399	\$1,565	\$1,730
Streets	\$5,934	\$12,165	\$18,099	\$27,296	\$33,527	\$39,461	\$45,395	\$51,626	\$57,560	\$63,791
Parks & Grounds	\$18,906	\$37,902	\$57,385	\$85,919	\$104,915	\$123,821	\$142,727	\$162,299	\$181,206	\$200,202
Facility Services	\$481	\$963	\$1,444	\$2,141	\$2,623	\$3,104	\$3,586	\$4,067	\$4,549	\$5,030
Community Services	\$2,845	\$5,689	\$8,534	\$12,891	\$15,736	\$18,581	\$21,425	\$24,270	\$27,114	\$29,959
General City	\$2,718	\$5,436	\$8,154	\$12,091	\$14,808	\$17,526	\$20,244	\$22,962	\$25,680	\$28,398
City Council	\$944	\$1,889	\$2,833	\$4,200	\$5,145	\$6,089	\$7,033	\$7,977	\$8,922	\$9,866
City Manager	\$2,460	\$4,920	\$7,380	\$10,943	\$13,403	\$15,863	\$18,322	\$20,782	\$23,242	\$25,702
Management Services	\$3,548	\$7,097	\$10,645	\$15,785	\$19,333	\$22,881	\$26,430	\$29,978	\$33,526	\$37,075
City Clerk	\$432	\$864	\$1,296	\$1,922	\$2,355	\$2,787	\$3,219	\$3,651	\$4,083	\$4,515
Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Finance	\$3,114	\$6,228	\$9,341	\$13,851	\$16,965	\$20,079	\$23,193	\$26,306	\$29,420	\$32,534
Planning	\$5,582	\$11,164	\$16,746	\$24,830	\$30,412	\$35,994	\$41,576	\$47,158	\$52,740	\$58,322
Capital Outlay	\$7,091	\$14,183	\$21,274	\$31,545	\$38,636	\$45,727	\$52,819	\$59,910	\$67,001	\$74,092
General Plan Update	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000
Total General Fund Expenses	\$171,404	\$343,194	\$515,174	\$765,429	\$937,219	\$1,108,623	\$1,280,027	\$1,552,393	\$1,723,797	\$1,895,588

"expenditures"

Source: Economic & Planning Systems

Figure C-2
Ceres Citywide Fiscal Study
New Development Through 2015
Annual General Fund Expenses (Constant 19

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EXPENSE CATEGORY	2009	2010	2011	Fiscal Year Ending		2014	2015
				2012	2013		
Police	\$1,016,028	\$1,104,776	\$1,234,912	\$1,323,661	\$1,412,409	\$1,501,157	\$1,589,906
Emergency Services	\$283,173	\$307,907	\$344,177	\$368,912	\$393,646	\$418,381	\$443,116
P.W. Administration	\$26,021	\$28,294	\$31,626	\$33,899	\$36,172	\$38,445	\$40,718
Engineering	\$16,333	\$17,760	\$19,852	\$21,278	\$22,705	\$24,132	\$25,558
Equipment	\$1,896	\$2,062	\$2,305	\$2,470	\$2,636	\$2,801	\$2,967
Streets	\$63,791	\$75,659	\$85,153	\$91,087	\$97,318	\$103,252	\$109,186
Parks & Grounds	\$219,108	\$238,014	\$267,214	\$286,120	\$305,693	\$324,599	\$343,505
Facility Services	\$5,511	\$5,993	\$6,699	\$7,180	\$7,661	\$8,143	\$8,624
Community Services	\$32,804	\$35,648	\$40,066	\$42,911	\$45,756	\$48,600	\$51,445
General City	\$31,116	\$33,834	\$37,820	\$40,537	\$43,255	\$45,973	\$48,691
City Council	\$10,810	\$11,755	\$13,139	\$14,083	\$15,028	\$15,972	\$16,916
City Manager	\$28,162	\$30,622	\$34,229	\$36,689	\$39,149	\$41,609	\$44,069
Management Services	\$40,623	\$44,172	\$49,375	\$52,923	\$56,471	\$60,020	\$63,568
City Clerk	\$4,948	\$5,380	\$6,013	\$6,446	\$6,878	\$7,310	\$7,742
Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Finance	\$35,648	\$38,762	\$43,327	\$46,441	\$49,555	\$52,669	\$55,783
Planning	\$63,903	\$69,485	\$77,670	\$83,252	\$88,834	\$94,416	\$99,998
Capital Outlay	\$81,184	\$88,275	\$98,673	\$105,764	\$112,856	\$119,947	\$127,038
General Plan Update	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
Total General Fund Expenses	\$2,061,058	\$2,138,395	\$2,392,251	\$2,563,655	\$2,736,021	\$2,907,425	\$3,078,829

"expenditures"

Source: Economic & Planning Systems

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Figure C-3
Ceres Citywide Fiscal Study
New Development Through 2015
Police Department Expenses

Item	FY98-99 General F. Net Budget	Notes	FY98-99 Cost per Sworn Position
Salaries	\$2,277,880	58.85 FTE - 43 FTE Sworn	\$53,159
Fringe Benefits and Overtime	\$1,124,140	49.4% of Salary Expense	\$26,234
Maintenance and Operations	\$977,225	22.% of Total Dept. Expense	\$22,806
Capital Outlay	\$58,105	1.3% of Total Dept. Expense	\$1,356
Gross Total All Funds	\$4,437,350		\$103,555
Less Offsetting Revenues	\$418,450	See Fig. C-6 & Added Funds 258, 260, 295, 296 Costs	
Net General Fund Total	\$4,018,900		
Persons Served in FY 98-99	37,870		
Costs per Person Served	\$106.12		

"police"

Figure C-4
Ceres Citywide Fiscal Study
New Development Through 2015
Fire Department Expenses

Item	FY98-99 General F. Net Budget	Notes	FY 98-99 General Fund Cost per Position
Salaries	\$641,980	16.15 Full Time Equivalents	\$48,820
Fringe Benefits and Overtime	\$308,230	48.% of Salary Expense	\$23,440
Maintenance and Operations	\$352,690	26.1% of Total Dept. Expense	\$26,821
Capital Outlay	\$46,000	3.4% of Total Dept. Expense	\$3,498
Total Expenses	\$1,348,900		\$102,578
Less Offsetting Revenues	\$150	From Fig. C-6 except for Fire District	\$11
Plus Fire Salary Increase	\$110,000		\$8,365
Net Total	\$1,458,750	service revenue	\$110,932
Persons Served in FY 98-99	49,320	Includes City and areas surrounding the City	
Costs per Person Served	\$29.58		

"fire"

Figure C-5
Ceres Citywide Fiscal Study
New Development Through 2015
Parks and Grounds Cost Estimate

page 1 of 2

Service	Total Labor Hours	% of Total Hours	General Fund FY 97-98	Less Offsetting Revenue	Net General Fund	Estimating Procedure	Applicable Acres or Miles	Cost per Unit
Park Maintenance	8,390	80%	(1) \$369,885	\$7,000	\$362,885	Per Park Acre	63	\$5,760
Street Tree Maintenance	746	7%	\$79,888		\$79,888	Per Street Mile	89	\$898
Right-of-Way Maintenance	1,383	13%	\$60,972		\$60,972	Per Landscaped Sq. Ft.	248,140	\$0.246
Total	10,519	100%	\$510,745	\$7,000	\$503,745			

PARKS AND GROUNDS EXPENDITURES

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<i>Cumulative Park Acres Developed (2)</i>	2.8	5.6	8.5	12.8	15.6	18.4	21.2	24.1	26.9	29.7
<i>Cumulative Street (Center Ln) Miles Devel. (3)</i>	2.0	4.1	6.1	9.2	11.3	13.3	15.3	17.4	19.4	21.5
<i>Cumulative R.O.W. Sq. Ft. Develop. to Maint. (4)</i>	4,000	8,000	12,000	16,000	20,000	24,000	28,000	32,000	36,000	40,000
Park Maintenance	\$16,128	\$32,256	\$48,961	\$73,729	\$89,857	\$105,985	\$122,114	\$138,818	\$154,946	\$171,074
Street Tree Maintenance	\$1,795	\$3,680	\$5,476	\$8,258	\$10,143	\$11,938	\$13,734	\$15,619	\$17,414	\$19,299
Right-of-Way Maintenance	\$983	\$1,966	\$2,949	\$3,931	\$4,914	\$5,897	\$6,880	\$7,863	\$8,846	\$9,829
Total Parks and Grounds Expenses	\$18,906	\$37,902	\$57,385	\$85,919	\$104,915	\$123,821	\$142,727	\$162,299	\$181,206	\$200,202

"parks_p1"

(1) General Fund budget includes \$47,000 in Fund 230 (Street Tree Fund) allocated only to tree maintenance.

(2) Based on 4 acres per 1,000 residents per General Plan.

(3) Based on road miles per 1,000 residents: 2.89 Estimates of cumulative street miles are preliminary and will be updated once more information is available.

(3) Assumes 4,000 square feet of additional right-of-way annually is added by the General Fund. Public Works provided this estimates. An additional 2,000 square feet of right-of-way is assumed to be added annually which is maintained by non-General Funds.

Sources: City of Ceres Public Works Department, and EPS.

Figure C-5
Ceres Citywide Fiscal Study
New Development Through 2015
Parks and Grounds Cost Estimate

PARKS AND GROUNDS EXPENDITURES

page 2 of 2

	2009	2010	2011	2012	2013	2014	2015
<i>Cumulative Park Acres Developed (2)</i>	32.5	35.3	39.7	42.5	45.4	48.2	51
<i>Cumulative Street (Center Ln) Miles Devel. (3)</i>	23.5	25.5	28.7	30.7	32.8	34.8	36.8
<i>Cumulative R.O.W. Sq. Ft. Develop. to Maint. (4)</i>	44,000	48,000	52,000	56,000	60,000	64,000	68,000
Park Maintenance	\$187,203	\$203,331	\$228,675	\$244,803	\$261,508	\$277,636	\$293,764
Street Tree Maintenance	\$21,094	\$22,889	\$25,762	\$27,557	\$29,442	\$31,237	\$33,033
Right-of-Way Maintenance	\$10,811	\$11,794	\$12,777	\$13,760	\$14,743	\$15,726	\$16,709
Total Parks and Grounds Expenses	\$219,108	\$238,014	\$267,214	\$286,120	\$305,693	\$324,599	\$343,505

"parks_p2"

Figure C-6
Ceres Citywide Fiscal Study
New Development Through 2015
Revenues Offsetting Department Expenses

Source of Revenue	Account Code	Estimate FY 1998-99
Police Department		
Bingo Fees	2-304-280	\$0
P.O.S.T Rebates	5-614-280	\$20,000
DARE Reimbursement	5-672-280	\$30,000
SCDEA	5-673-280	\$20,000
COPS Grant	5-678-280	\$42,500
Auto Theft Task Force	5-680-280	\$66,600
Police Emergency Services	6-725-280	\$10,000
Police Special Services	6-726-280	\$49,000
Public Safety Dept. Services	6-727-280	\$5,000
Subtotal Police Department		\$243,100
Fire Department		
Bicycle License	2-306-280	\$100
Misc. Fire Dept. Permits	2-332-280	\$50
Fire District Services	6-609-280	\$67,000
Subtotal Fire Department		\$67,150
Public Works Administration		
Transportation License	2-228-280	\$10,000
Transport Permits & Fees	2-333-280	\$200
Special Inspection Fees - Pub. W.	6-702-280	\$200
Subtotal Public Works Admin.		\$10,400
Public Works Engineering		
Curb and Gutter Permits	2-324-280	\$0
Encroachment Permits	2-330-280	\$800
Subtotal Public Works Engineering		\$800
Parks and Grounds		
Park User Fees	6-770-280	\$7,000
Subtotal Parks and Grounds		\$7,000
Recreation		
Recreation Programs	6-724-280	\$23,045
Subtotal Recreation		\$23,045
Building Department		
Building Permits	2-316-280	\$69,700
Plumbing Permits	2-318-280	\$8,920
Electrical Permits	2-320-280	\$14,500
Mechanical Permits	2-322-280	\$6,690

Figure C-6
Ceres Citywide Fiscal Study
New Development Through 2015
Revenues Offsetting Department Expenses

Source of Revenue	Account Code	Estimate FY 1998-99
Special Inspection Fees - Bldg.	6-701-280	\$2,790
Plan Check Fees	6-704-280	\$47,400
Seismic Fees	6-705-280	\$100
Building Dept. Revs. in Excess of Dept. Costs		(\$100)
Subtotal Building Dept.		\$150,000
Finance Department		
Contractor's License	2-226-280	\$26,000
Solicitor's License	2-227-280	\$2,000
Bonzi Billing & Collection	6-706-280	\$23,000
Business License Application Fee	6-707-280	\$9,500
Sale of Maps and Publications	6-728-280	\$3,000
DAR Admin. Services	6-772-280	\$13,000
Subtotal Finance Dept.		\$76,500
Planning Department		
Annexation Fees	6-703-280	\$200
Zoning Fees	6-712-280	\$17,000
Subdivision Fees	6-714-280	\$2,000
Environmental Fees	6-716-280	\$2,000
Subtotal Planning Dept.		\$21,200
Other Licenses, Permits, Charges, and Rev. that is Unaffected by Dev.		
Truck Parking Permits	2-331-280	\$30
Trailer Registration Funds	5-612-280	\$0
SAAG Vehicle Abatement	5-615-280	\$14,000
CDBG Housing Rehab	5-666-280	\$0
Mandated Cost Reimb.	5-668-280	\$50,000
Westpointe Services	6-771-280	\$0
Subtotal Revs. Unaffected by New Dev.		\$64,030
Total All Departments		\$663,225

"offsetting_revenues"

Sources: City of Ceres Municipal Budget 1998-1999; Cost Control System for the City of Ceres, Management Services Institute; City of Ceres Finance Department; and EPS.

Figure D-1
Ceres Citywide Fiscal Study
New Development Through 2015
New Assessed Valuation (Numbers in \$1000's)

		Annual Amount Fiscal Year Ending										
Land Use	Cumulative Total	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
New Assessed Value (Constant \$ in 1,000s)	(all years)											
Single Family Residential	\$499,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375
Multi-Family Residential	\$16,575	\$0	\$0	\$0	\$8,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail & Service	\$73,953	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350
Office	\$3,900	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229
Miscellaneous Commercial	\$20,020	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178
Industrial/Wholesale	\$58,841	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461
Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total New A.V. (Constant \$'s)	\$672,664	\$38,593	\$38,593	\$38,593	\$46,718	\$38,593	\$38,593	\$38,593	\$38,593	\$38,593	\$38,593	\$38,593
New Assessed Value (Appreciated \$s in 1,000s)												
Single Family Residential	\$666,960	\$29,375	\$30,403	\$31,467	\$32,569	\$33,708	\$34,888	\$36,109	\$37,373	\$38,681	\$40,035	\$41,436
Multi-Family Residential	\$21,777	\$0	\$0	\$0	\$9,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail & Service	\$98,771	\$4,350	\$4,502	\$4,660	\$4,823	\$4,992	\$5,167	\$5,347	\$5,535	\$5,728	\$5,929	\$6,136
Office	\$5,209	\$229	\$237	\$246	\$254	\$263	\$272	\$282	\$292	\$302	\$313	\$324
Miscellaneous Commercial	\$26,738	\$1,178	\$1,219	\$1,262	\$1,306	\$1,351	\$1,399	\$1,448	\$1,498	\$1,551	\$1,605	\$1,661
Industrial/Wholesale	\$78,587	\$3,461	\$3,582	\$3,708	\$3,838	\$3,972	\$4,111	\$4,255	\$4,404	\$4,558	\$4,717	\$4,882
Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total New A.V. (Appreciated \$'s)	\$898,042	\$38,593	\$39,944	\$41,342	\$51,798	\$44,287	\$45,837	\$47,441	\$49,102	\$50,820	\$52,599	\$54,440

"new_assessed_value"

Figure D-1
Ceres Citywide Fiscal Study
New Development Through 2015
New Assessed Valuation (Numbers in \$1000's)

Land Use	Cumulative Total	Annual Amount Fiscal Year Ending					
		2010	2011	2012	2013	2014	2015
New Assessed Value (Constant \$ in 1,000s)							
Single Family Residential	\$499,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375	\$29,375
Multi-Family Residential	\$16,575	\$0	\$8,450	\$0	\$0	\$0	\$0
Retail & Service	\$73,953	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350
Office	\$3,900	\$229	\$229	\$229	\$229	\$229	\$229
Miscellaneous Commercial	\$20,020	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178
Industrial/Wholesale	\$58,841	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461
Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total New A.V. (Constant \$'s)	\$672,664	\$38,593	\$47,043	\$38,593	\$38,593	\$38,593	\$38,593
New Assessed Value (Appreciated \$s in 1,000s)							
Single Family Residential	\$666,960	\$42,887	\$44,388	\$45,941	\$47,549	\$49,213	\$50,936
Multi-Family Residential	\$21,777	\$0	\$12,769	\$0	\$0	\$0	\$0
Retail & Service	\$98,771	\$6,351	\$6,573	\$6,803	\$7,042	\$7,288	\$7,543
Office	\$5,209	\$335	\$347	\$359	\$371	\$384	\$398
Miscellaneous Commercial	\$26,738	\$1,719	\$1,780	\$1,842	\$1,906	\$1,973	\$2,042
Industrial/Wholesale	\$78,587	\$5,053	\$5,230	\$5,413	\$5,603	\$5,799	\$6,002
Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total New A.V. (Appreciated \$'s)	\$898,042	\$56,345	\$71,086	\$60,358	\$62,471	\$64,658	\$66,921

"new_assessed_value"

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Figure D-2
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Value Subroutine
(All numbers in \$1000's)

Item	Misc. Rates	Fiscal Year Ending										
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Assessed Value (Start of Period)												
Single Family Residential		\$0	\$29,375	\$60,401	\$93,182	\$127,827	\$164,448	\$203,162	\$244,089	\$287,355	\$333,091	\$381,433
Multi-Family Residential		\$0	\$0	\$0	\$0	\$9,008	\$9,199	\$9,405	\$9,624	\$9,858	\$10,107	\$10,370
Retail & Service		\$0	\$4,350	\$8,942	\$13,789	\$18,904	\$24,302	\$29,996	\$36,003	\$42,338	\$49,019	\$56,063
Office		\$0	\$229	\$472	\$727	\$997	\$1,282	\$1,582	\$1,899	\$2,233	\$2,585	\$2,957
Miscellaneous Commercial		\$0	\$1,178	\$2,421	\$3,733	\$5,118	\$6,579	\$8,120	\$9,746	\$11,462	\$13,270	\$15,177
Industrial/Wholesale		\$0	\$3,461	\$7,115	\$10,971	\$15,041	\$19,336	\$23,867	\$28,646	\$33,687	\$39,002	\$44,607
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$6,903	\$6,101	\$5,139	\$3,991	\$2,863	\$1,885	\$1,129	\$609	\$293	\$123	\$45
Total		\$6,903	\$44,695	\$84,490	\$126,394	\$179,759	\$227,030	\$277,260	\$330,617	\$387,226	\$447,199	\$510,652
Market Value (Start of Period)												
Single Family Residential		\$0	\$29,375	\$60,806	\$94,402	\$130,274	\$168,542	\$209,330	\$252,766	\$298,986	\$348,131	\$400,351
Multi-Famly Residential		\$0	\$0	\$0	\$0	\$9,008	\$9,324	\$9,650	\$9,988	\$10,337	\$10,699	\$11,074
Retail & Service		\$0	\$4,350	\$9,005	\$13,980	\$19,292	\$24,960	\$31,000	\$37,432	\$44,277	\$51,555	\$59,288
Office		\$0	\$229	\$475	\$737	\$1,017	\$1,316	\$1,635	\$1,974	\$2,335	\$2,719	\$3,127
Miscellaneous Commercial		\$0	\$1,178	\$2,438	\$3,785	\$5,223	\$6,757	\$8,392	\$10,133	\$11,986	\$13,957	\$16,050
Industrial/Wholesale		\$0	\$3,461	\$7,165	\$11,123	\$15,350	\$19,859	\$24,665	\$29,783	\$35,229	\$41,020	\$47,173
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$0	\$38,593	\$79,888	\$124,027	\$180,165	\$230,758	\$284,672	\$342,076	\$403,151	\$468,081	\$537,063

Figure D-2
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Value Subroutine
(All numbers in \$1000's)

Item	Misc. Rates	Fiscal Year Ending										
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
AV of Non-Turnover Parcels												
Single Family Residential	92.0%	\$0	\$27,566	\$56,680	\$87,442	\$119,953	\$154,318	\$190,647	\$229,053	\$269,654	\$312,573	\$357,937
Multi-Family Residential	92.0%	\$0	\$0	\$0	\$0	\$8,453	\$8,633	\$8,825	\$9,031	\$9,251	\$9,484	\$9,732
Retail & Service	96.0%	\$0	\$4,260	\$8,756	\$13,502	\$18,511	\$23,796	\$29,372	\$35,254	\$41,458	\$48,000	\$54,897
Office	96.0%	\$0	\$225	\$462	\$712	\$976	\$1,255	\$1,549	\$1,859	\$2,186	\$2,531	\$2,895
Miscellaneous Commercial	96.0%	\$0	\$1,153	\$2,370	\$3,655	\$5,011	\$6,442	\$7,951	\$9,544	\$11,223	\$12,994	\$14,861
Industrial/Wholesale	96.0%	\$0	\$3,389	\$6,967	\$10,743	\$14,728	\$18,933	\$23,370	\$28,050	\$32,986	\$38,191	\$43,679
Government	96.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation	100.0%	\$6,903	\$6,223	\$5,242	\$4,071	\$2,921	\$1,922	\$1,151	\$621	\$299	\$126	\$46
Total		\$6,903	\$42,816	\$80,478	\$120,126	\$170,554	\$215,300	\$262,866	\$313,413	\$367,057	\$423,900	\$484,046
AV of Turnover Parcels												
Single Family Residential	8.0%	\$0	\$2,432	\$5,035	\$7,816	\$10,787	\$13,955	\$17,333	\$20,929	\$24,756	\$28,825	\$33,149
Multi-Family Residential	8.0%	\$0	\$0	\$0	\$0	\$746	\$772	\$799	\$827	\$856	\$886	\$917
Retail & Service	4.0%	\$0	\$180	\$373	\$579	\$799	\$1,033	\$1,283	\$1,550	\$1,833	\$2,134	\$2,455
Office	4.0%	\$0	\$9	\$20	\$31	\$42	\$54	\$68	\$82	\$97	\$113	\$129
Miscellaneous Commercial	4.0%	\$0	\$49	\$101	\$157	\$216	\$280	\$347	\$420	\$496	\$578	\$664
Industrial/Wholesale	4.0%	\$0	\$143	\$297	\$461	\$635	\$822	\$1,021	\$1,233	\$1,458	\$1,698	\$1,953
Government	4.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$0	\$2,814	\$5,825	\$9,043	\$13,225	\$16,917	\$20,851	\$25,040	\$29,496	\$34,234	\$39,267

Figure D-2
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Value Subroutine
(All numbers in \$1000's)

Item	Misc. Rates	Fiscal Year Ending										
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
New Assessed Value (Appreciated \$s)												
Single Family Residential		\$29,375	\$30,403	\$31,467	\$32,569	\$33,708	\$34,888	\$36,109	\$37,373	\$38,681	\$40,035	\$41,436
Multi-Famly Residential		\$0	\$0	\$0	\$9,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail & Service		\$4,350	\$4,502	\$4,660	\$4,823	\$4,992	\$5,167	\$5,347	\$5,535	\$5,728	\$5,929	\$6,136
Office		\$229	\$237	\$246	\$254	\$263	\$272	\$282	\$292	\$302	\$313	\$324
Miscellaneous Commercial		\$1,178	\$1,219	\$1,262	\$1,306	\$1,351	\$1,399	\$1,448	\$1,498	\$1,551	\$1,605	\$1,661
Industrial/Wholesale		\$3,461	\$3,582	\$3,708	\$3,838	\$3,972	\$4,111	\$4,255	\$4,404	\$4,558	\$4,717	\$4,882
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$38,593	\$39,944	\$41,342	\$51,798	\$44,287	\$45,837	\$47,441	\$49,102	\$50,820	\$52,599	\$54,440
Assessed Value (End of Period)												
Single Family Residential		\$29,375	\$60,401	\$93,182	\$127,827	\$164,448	\$203,162	\$244,089	\$287,355	\$333,091	\$381,433	\$432,523
Multi-Famly Residential		\$0	\$0	\$0	\$9,008	\$9,199	\$9,405	\$9,624	\$9,858	\$10,107	\$10,370	\$10,648
Retail & Service		\$4,350	\$8,942	\$13,789	\$18,904	\$24,302	\$29,996	\$36,003	\$42,338	\$49,019	\$56,063	\$63,488
Office		\$229	\$472	\$727	\$997	\$1,282	\$1,582	\$1,899	\$2,233	\$2,585	\$2,957	\$3,348
Miscellaneous Commercial		\$1,178	\$2,421	\$3,733	\$5,118	\$6,579	\$8,120	\$9,746	\$11,462	\$13,270	\$15,177	\$17,187
Industrial/Wholesale		\$3,461	\$7,115	\$10,971	\$15,041	\$19,336	\$23,867	\$28,646	\$33,687	\$39,002	\$44,607	\$50,514
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$6,903	\$6,223	\$5,242	\$4,071	\$2,921	\$1,922	\$1,151	\$621	\$299	\$126	\$46
Total		\$45,496	\$85,574	\$127,645	\$180,967	\$228,066	\$278,054	\$331,159	\$387,555	\$447,374	\$510,733	\$577,753

Source: EPS

"av_subroutine"

Figure D-2
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Value Subroutine
(All numbers in \$1000's)

Item	Misc. Rates	Fiscal Year Ending					
		2010	2011	2012	2013	2014	2015
Assessed Value (Start of Period)							

Single Family Residential		\$432,523	\$486,506	\$543,537	\$603,775	\$667,387	\$734,545
Multi-Family Residential		\$10,648	\$10,941	\$24,018	\$24,612	\$25,243	\$25,909
Retail & Service		\$63,488	\$71,313	\$79,558	\$88,245	\$97,394	\$107,029
Office		\$3,348	\$3,761	\$4,196	\$4,654	\$5,136	\$5,644
Miscellaneous Commercial		\$17,187	\$19,305	\$21,537	\$23,889	\$26,366	\$28,974
Industrial/Wholesale		\$50,514	\$56,740	\$63,301	\$70,212	\$77,492	\$85,158
Government		\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$14	\$3	\$1	\$0	\$0	\$0
Total		\$577,721	\$648,570	\$736,148	\$815,387	\$899,018	\$987,260
Market Value (Start of Period)							

Single Family Residential		\$455,800	\$514,639	\$577,039	\$643,177	\$713,237	\$787,414
Multi-Family Residential		\$11,461	\$11,862	\$25,046	\$25,923	\$26,830	\$27,769
Retail & Service		\$67,500	\$76,214	\$85,454	\$95,249	\$105,624	\$116,609
Office		\$3,560	\$4,019	\$4,507	\$5,023	\$5,570	\$6,150
Miscellaneous Commercial		\$18,273	\$20,632	\$23,134	\$25,785	\$28,594	\$31,568
Industrial/Wholesale		\$53,707	\$60,640	\$67,992	\$75,785	\$84,040	\$92,781
Government		\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$0	\$0	\$0	\$0	\$0	\$0
Total		\$610,300	\$688,006	\$783,172	\$870,942	\$963,896	\$1,062,289

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Figure D-2
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Value Subroutine
(All numbers in \$1000's)

Item	Misc. Rates	Fiscal Year Ending					
		2010	2011	2012	2013	2014	2015
AV of Non-Turnover Parcels							
Single Family Residential	92.0%	\$405,879	\$456,537	\$510,055	\$566,583	\$626,276	\$689,297
Multi-Family Residential	92.0%	\$9,993	\$10,267	\$22,539	\$23,096	\$23,688	\$24,313
Retail & Service	96.0%	\$62,167	\$69,829	\$77,903	\$86,409	\$95,368	\$104,803
Office	96.0%	\$3,278	\$3,683	\$4,108	\$4,557	\$5,029	\$5,527
Miscellaneous Commercial	96.0%	\$16,829	\$18,904	\$21,089	\$23,392	\$25,817	\$28,371
Industrial/Wholesale	96.0%	\$49,464	\$55,560	\$61,984	\$68,752	\$75,880	\$83,387
Government	96.0%	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation	100.0%	\$14	\$3	\$1	\$0	\$0	\$0
Total		\$547,624	\$614,784	\$697,680	\$772,789	\$852,059	\$935,699
AV of Turnover Parcels							
Single Family Residential	8.0%	\$37,740	\$42,612	\$47,779	\$53,255	\$59,056	\$65,198
Multi-Family Residential	8.0%	\$949	\$982	\$2,074	\$2,146	\$2,222	\$2,299
Retail & Service	4.0%	\$2,794	\$3,155	\$3,538	\$3,943	\$4,373	\$4,828
Office	4.0%	\$147	\$166	\$187	\$208	\$231	\$255
Miscellaneous Commercial	4.0%	\$757	\$854	\$958	\$1,068	\$1,184	\$1,307
Industrial/Wholesale	4.0%	\$2,223	\$2,510	\$2,815	\$3,138	\$3,479	\$3,841
Government	4.0%	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$44,611	\$50,281	\$57,350	\$63,758	\$70,544	\$77,727

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Figure D-2
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Value Subroutine
(All numbers in \$1000's)

Item	Misc. Rates	Fiscal Year Ending					
		2010	2011	2012	2013	2014	2015
New Assessed Value (Appreciated \$s)							
Single Family Residential		\$42,887	\$44,388	\$45,941	\$47,549	\$49,213	\$50,936
Multi-Famly Residential		\$0	\$12,769	\$0	\$0	\$0	\$0
Retail & Service		\$6,351	\$6,573	\$6,803	\$7,042	\$7,288	\$7,543
Office		\$335	\$347	\$359	\$371	\$384	\$398
Miscellaneous Commercial		\$1,719	\$1,780	\$1,842	\$1,906	\$1,973	\$2,042
Industrial/Wholesale		\$5,053	\$5,230	\$5,413	\$5,603	\$5,799	\$6,002
Government		\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$0	\$0	\$0	\$0	\$0	\$0
Total		\$56,345	\$71,086	\$60,358	\$62,471	\$64,658	\$66,921
Assessed Value (End of Period)							

Single Family Residential		\$486,506	\$543,537	\$603,775	\$667,387	\$734,545	\$805,431
Multi-Famly Residential		\$10,941	\$24,018	\$24,612	\$25,243	\$25,909	\$26,613
Retail & Service		\$71,313	\$79,558	\$88,245	\$97,394	\$107,029	\$117,174
Office		\$3,761	\$4,196	\$4,654	\$5,136	\$5,644	\$6,179
Miscellaneous Commercial		\$19,305	\$21,537	\$23,889	\$26,366	\$28,974	\$31,720
Industrial/Wholesale		\$56,740	\$63,301	\$70,212	\$77,492	\$85,158	\$93,230
Government		\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$14	\$3	\$1	\$0	\$0	\$0
Total		\$648,580	\$736,150	\$815,388	\$899,018	\$987,260	\$1,080,347

Source: EPS

"av_subroutine"

Figure D-3
Ceres Citywide Fiscal Study
New Development Through 2015
End of Period Assessed Value of Non-Redevelopment Properties (Constant \$s)

Item	Misc. Rates	Fiscal Year Ending										
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
End of Period Assessed Value (Constant \$s)												
Single Family Residential		\$29,375	\$58,642	\$87,833	\$116,980	\$146,110	\$175,249	\$204,421	\$233,646	\$262,945	\$292,337	\$321,837
Multi-Family Residential		\$0	\$0	\$0	\$8,244	\$8,173	\$8,113	\$8,060	\$8,016	\$7,979	\$7,948	\$7,923
Retail & Service		\$4,350	\$8,682	\$12,997	\$17,300	\$21,592	\$25,875	\$30,152	\$34,425	\$38,696	\$42,968	\$47,241
Office		\$229	\$458	\$685	\$912	\$1,139	\$1,365	\$1,590	\$1,815	\$2,041	\$2,266	\$2,491
Miscellaneous Commercial		\$1,178	\$2,350	\$3,519	\$4,683	\$5,845	\$7,005	\$8,163	\$9,319	\$10,476	\$11,632	\$12,789
Industrial/Wholesale		\$3,461	\$6,908	\$10,342	\$13,765	\$17,179	\$20,587	\$23,991	\$27,390	\$30,789	\$34,187	\$37,587
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$6,903	\$6,042	\$4,941	\$3,726	\$2,595	\$1,658	\$964	\$505	\$236	\$96	\$34
Total		\$45,496	\$83,081	\$120,317	\$165,610	\$202,634	\$239,851	\$277,340	\$315,118	\$353,161	\$391,434	\$429,903
End of Period Assessed Value for Non-Redevelop. Properties (Constant \$s)												
Single Family Residential		\$28,494	\$56,882	\$85,198	\$113,471	\$141,727	\$169,992	\$198,288	\$226,637	\$255,057	\$283,567	\$312,182
Multi-Family Residential		\$0	\$0	\$0	\$4,204	\$4,168	\$4,137	\$4,111	\$4,088	\$4,069	\$4,053	\$4,041
Retail & Service		\$1,757	\$3,507	\$5,251	\$6,989	\$8,723	\$10,453	\$12,181	\$13,908	\$15,633	\$17,359	\$19,085
Office		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Commercial		\$585	\$1,168	\$1,749	\$2,328	\$2,905	\$3,481	\$4,057	\$4,632	\$5,206	\$5,781	\$6,356
Industrial/Wholesale		\$1,731	\$3,454	\$5,171	\$6,882	\$8,590	\$10,294	\$11,995	\$13,695	\$15,394	\$17,094	\$18,794
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$6,903	\$6,042	\$4,941	\$3,726	\$2,595	\$1,658	\$964	\$505	\$236	\$96	\$34
Total		\$39,470	\$71,054	\$102,310	\$137,600	\$168,708	\$200,016	\$231,596	\$263,465	\$295,596	\$327,950	\$360,492

"non_redev_A.V."

Figure D-3
Ceres Citywide Fiscal Study
New Development Through 2015
End of Period Assessed Value of Non-Redevelopm

Item	Misc. Rates	Fiscal Year Ending					
		2010	2011	2012	2013	2014	2015
End of Period Assessed Value (Constant \$s)							
Single Family Residential		\$351,462	\$381,226	\$411,142	\$441,221	\$471,477	\$501,918
Multi-Famly Residential		\$7,904	\$16,846	\$16,760	\$16,688	\$16,630	\$16,584
Retail & Service		\$51,518	\$55,800	\$60,090	\$64,389	\$68,698	\$73,019
Office		\$2,717	\$2,943	\$3,169	\$3,396	\$3,623	\$3,851
Miscellaneous Commercial		\$13,947	\$15,106	\$16,267	\$17,431	\$18,597	\$19,767
Industrial/Wholesale		\$40,990	\$44,398	\$47,811	\$51,231	\$54,660	\$58,098
Government		\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$10	\$2	\$0	\$0	\$0	\$0
Total		\$468,548	\$516,321	\$555,239	\$594,357	\$633,685	\$673,236
End of Period Assessed Value for Non-Redevelop.							
Single Family Residential		\$340,918	\$369,789	\$398,807	\$427,985	\$457,332	\$486,860
Multi-Famly Residential		\$4,031	\$8,591	\$8,548	\$8,511	\$8,481	\$8,458
Retail & Service		\$20,813	\$22,543	\$24,276	\$26,013	\$27,754	\$29,500
Office		\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Commercial		\$6,931	\$7,508	\$8,085	\$8,663	\$9,243	\$9,824
Industrial/Wholesale		\$20,495	\$22,199	\$23,906	\$25,616	\$27,330	\$29,049
Government		\$0	\$0	\$0	\$0	\$0	\$0
Existing Assessed Value at Annexation		\$10	\$2	\$0	\$0	\$0	\$0
Total		\$393,199	\$430,633	\$463,622	\$496,788	\$530,140	\$563,691

"non_redev_A.V."

Figure D-4
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Valuation of Non-Redevelopment Properties based on Annexation Status
(Constant Dollars)

Item	Note	Fiscal Year Ending										
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
A.V. for Properties Currently within City Limits												
Single Family Residential	Note 1	\$8,976	\$17,918	\$26,837	\$35,743	\$44,644	\$53,547	\$62,461	\$71,391	\$80,343	\$89,324	\$98,337
Multi-Family Residential	Note 2	\$0	\$0	\$0	\$647	\$642	\$637	\$633	\$630	\$627	\$624	\$622
Retail & Service	Note 3	\$605	\$1,207	\$1,806	\$2,404	\$3,001	\$3,596	\$4,190	\$4,784	\$5,378	\$5,971	\$6,565
Office		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Commercial		\$585	\$1,168	\$1,749	\$2,328	\$2,905	\$3,481	\$4,057	\$4,632	\$5,206	\$5,781	\$6,356
Industrial/Wholesale		\$1,731	\$3,454	\$5,171	\$6,882	\$8,590	\$10,294	\$11,995	\$13,695	\$15,394	\$17,094	\$18,794
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$11,896	\$23,746	\$35,563	\$48,005	\$59,781	\$71,556	\$83,336	\$95,131	\$106,948	\$118,794	\$130,675
A.V. for Properties Requiring Annexation												
Single Family Residential		\$19,518	\$38,964	\$58,361	\$77,727	\$97,083	\$116,444	\$135,827	\$155,246	\$174,714	\$194,243	\$213,845
Multi-Family Residential		\$0	\$0	\$0	\$3,557	\$3,527	\$3,500	\$3,478	\$3,459	\$3,442	\$3,429	\$3,419
Retail & Service		\$1,153	\$2,301	\$3,445	\$4,585	\$5,722	\$6,857	\$7,991	\$9,123	\$10,255	\$11,387	\$12,520
Office		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Commercial		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial/Wholesale		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Government		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$20,671	\$41,265	\$61,805	\$85,869	\$106,332	\$126,802	\$147,296	\$167,828	\$188,412	\$209,060	\$229,783

- [2] Approximately 1,220 of total 3,875 multi-family units are assumed to develop in areas that are already within City limits. This is 31.5%
 [2] Approximately 20 of total 130 multi-family units are assumed to develop in areas that are already within City limits. This is 15.4%
 [2] Approximately 10.5 of total 30.5 acres are assumed to develop in areas that are already within City limits. This is 34.4%

"annexed_A.V."

Figure D-4
Ceres Citywide Fiscal Study
New Development Through 2015
Assessed Valuation of Non-Redevelopment Proper
(Constant Dollars)

Item	Note	Fiscal Year Ending					
		2010	2011	2012	2013	2014	2015
A.V. for Properties Currently within City Limits							
Single Family Residential	Note 1	\$107,389	\$116,484	\$125,624	\$134,815	\$144,060	\$153,361
Multi-Famly Residential	Note 2	\$621	\$1,323	\$1,316	\$1,311	\$1,306	\$1,303
Retail & Service	Note 3	\$7,160	\$7,755	\$8,351	\$8,949	\$9,547	\$10,148
Office		\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Commercial		\$6,931	\$7,508	\$8,085	\$8,663	\$9,243	\$9,824
Industrial/Wholesale		\$20,495	\$22,199	\$23,906	\$25,616	\$27,330	\$29,049
Government		\$0	\$0	\$0	\$0	\$0	\$0
Total		\$142,596	\$155,268	\$167,282	\$179,353	\$191,486	\$203,684
A.V. for Properties Requiring Annexation							
Single Family Residential		\$233,529	\$253,306	\$273,183	\$293,169	\$313,273	\$333,499
Multi-Family Residential		\$3,410	\$7,268	\$7,231	\$7,200	\$7,175	\$7,155
Retail & Service		\$13,653	\$14,788	\$15,925	\$17,065	\$18,207	\$19,352
Office		\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Commercial		\$0	\$0	\$0	\$0	\$0	\$0
Industrial/Wholesale		\$0	\$0	\$0	\$0	\$0	\$0
Government		\$0	\$0	\$0	\$0	\$0	\$0
Total		\$250,593	\$275,362	\$296,340	\$317,434	\$338,655	\$360,006

"annexed_A.V."

Figure D-5
Ceres Citywide Fiscal Study
New Development Through 2015
Preliminary Property Tax Allocations on Properties Requiring Annexation (1)

Index Code	Fund Title	Tax Amount for FY 1998-99 TRA 054-001	% of Total Pre-ERAF	Tax Exchange on Changes	
				City of Ceres	Stanislaus County
		(2)	(2)	0.30	0.70
10100	County - General	\$134,992	29.478893%	8.843668%	20.635225%
12400	Co. Superintendent of Schools	\$2,211.16	0.482863%		
13700	County Fire	\$3,167.24	0.691648%		
720200	Ceres Fire	\$13,428.04	2.932356%	2.932356%	
721700	Keyes Fire	\$0.00	0.000000%	0.000000%	
751000	Turlock Mosquito Abatement	\$6,334.17	1.383228%		
756000	Turlock Irrigation District	\$6,692.62	1.461505%		
875000	Ceres Unified - General	\$220,077.86	48.059630%		
887000	YCCD - General	\$39,543.73	8.635385%		
890000	County School Service Unif.	\$15,349.97	3.352059%		
893000	Schools - Equalization Aid	\$10,277.61	2.244379%		
893100	Schools - Tuition	\$5,852.55	1.278054%		
	Total	\$457,926.66	100%	11.776024%	20.635225%
	1% Prop. Tax from Weighted A.V.	\$488,569			
	Effective Prop. Tax Rate to Each District	93.7%		11.037446%	19.341010%

"annexation_share"

- (1) The tax split shown is based on the Master Property Tax Agreement between the City of Ceres and County of Stanislaus.
(2) Significant development that would require annexation to the City is anticipated to occur within the TRA 054-001.

Source: Stanislaus Auditor/Controller's Office, City of Ceres Finance Dept., and EPS.



ORDINANCE NO. 2000-893

AN ORDINANCE AMENDING TITLE 3 OF THE CERES
MUNICIPAL CODE TO ADD A NEW CHAPTER 3.46
DETERMINING THE NEED AND GRANTING AUTHORITY
TO THE CITY COUNCIL TO IMPOSE A SERVICE OPERATIONS
FEE ON NEW RESIDENTIAL DEVELOPMENT AND DIRECTING
IMPLEMENTATION OF SUCH FEES THROUGH THE FORMATION
OF A COMMUNITY FACILITIES DISTRICT

THE CITY COUNCIL
CITY OF CERES, CALIFORNIA

THE COUNCIL OF THE CITY OF CERES DOES ORDAIN AS FOLLOWS:

SECTION 1: Title 3 of the Ceres Municipal Code is amended to add a new Chapter 3.46 to read as follows:

CHAPTER 3.46
NEW RESIDENTIAL DEVELOPMENT SERVICE OPERATIONS FEE

9.46.010 FINDINGS AND INTENT:

- A. The goals and policies of the Ceres General Plan include City policies 1.B.1 and 1.B.5 stating that new growth within the City should maintain a positive fiscal balance for the City and mitigate 100 percent of any operating deficit for the cost of the services and facilities necessary to support such growth.
- B. The City Council is concerned that new residential development within the City does not generate sufficient revenue to fully pay the cost of providing the City services necessitated by such development. To more accurately identify and quantify the projected service cost of new residential development and its impact upon the City's budget, the City Council engaged the professional services of Economic and Planning Systems Inc. (E.P.S.) For the purpose of preparing a citywide fiscal impact analysis to summarize and analyze the annual operating costs and revenue related to new residential development occurring in the City through the year 2015.
- C. The final report and analysis of E.P.S. has been completed, and their report entitled, "Ceres Citywide Fiscal Impact Analysis," dated July 14, 2000, (The Report) is on file in the Office of the City Clerk. The said Report is approved, adopted and incorporated into this ordinance by reference as though fully set forth herein, including all conclusions and supportive findings.

- D. The Report establishes that City operations and maintenance General Fund expenses to serve new residential development will exceed General Fund revenue generated from new development through the year 2015 based on the provision of current levels of municipal services, thereby creating a shortfall in revenue to provide City services. In addition, the City has determined to increase municipal service levels for certain City services. As a result of the existing shortfall in revenue, and the projected increased service levels, a total shortfall between the cost of services and the revenue generated by new residential development to fund such services in the approximate sum of \$201.00 per residential unit will exist, all of which is more fully explained in the reports from the Director of Planning and Community Development dated November 22, 1999 and January 18, 2000, which are on file in the Office of the City Clerk and incorporated herein by this reference.
- E. It is the intent and purpose of the City Council of the City of Ceres that new residential development within the City must pay for the cost of providing services to such development so that existing development will not be subject to a reduced level of service, the financial resources of the City will not be unduly burdened, and the City may continue to maintain orderly residential growth which guarantees the maintenance of essential City services to all citizens.
- F. To accomplish the City's intent and purpose, and in order to promote and provide for the general health and welfare of its citizens, the City Council finds that it is necessary to impose an annual service operations fee upon new residential development in the approximate sum of \$201.00 per unit with an annual inflationary factor increase as determined by the City Council.

3.46.020 IMPLEMENTATION OF RESIDENTIAL SERVICE OPERATIONS FEES:

- A. In order to mitigate the negative impact of the cost of providing services to new residential development, each new subdivision, parcel map, or other discretionary approval for the development of real property for residential use shall be required, as a condition of development, to participate in the establishment of a community facilities district for the purpose of imposing a residential service operations fee, or if such district has been previously established, to annex the proposed residential project to the existing district.
- B. The community facilities district shall be established, or properties shall be annexed to an existing district, pursuant to the provisions of California Government Code Sections 53318, et seq. The precise amount of the annual residential services operations fee to be levied against those properties included within the district shall be determined at the time of the initial formation of the district and in accordance with the statutes and laws applicable to the levying of such fees.

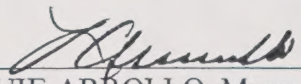
This ordinance shall take effect and be in full force 30 days from and after its adoption. Within 15 days of its adoption, a summary of the ordinance shall be published in the Ceres Courier, a newspaper of general circulation, circulated and published in the City of Ceres, State of California, which summary shall include the names of those Council Members voting for and against the ordinance. A Certified copy of the full text of such adopted ordinance or amendment shall be on file in the office of the City Clerk.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Ceres held on the 14th day of August, 2000, and was finally passed and adopted at the regular meeting of the City Council of the City of Ceres held on the 28th day of August, 2000, by the following votes:

AYES: Constantinou, Ingwerson, Moore and Mayor Arrollo

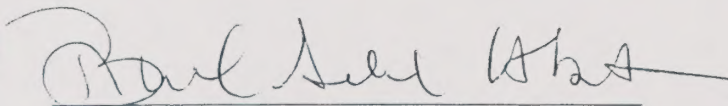
NOES: Risen

ABSENT: None



LOUIE ARROLLO, Mayor

ATTEST:



BRENDA SCUDDER HERBERT, City Clerk

SEAL IMPRESSED



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